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CITY & COUNTY OF SAN FRANCISCO



EDWIN M. LEE, MAYOR

TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS,  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG

TREASURE ISLAND DEVELOPMENT AUTHORITY  
MEETING AGENDA

August 8, 2012 – 1:30PM

Room 400, City Hall  
1 Dr. Carlton B. Goodlett Place

DIRECTORS

Linda Richardson, President  
Claudine Cheng, VP  
Larry Del Carlo  
Mark Dunlop

John Elberling  
Larry Mazzola, Jr., CFO  
Jean-Paul Samaha  
Hon. Jane Kim (Ex-Officio)

Mirian Saez, Director of Island Operations  
Asja Steeves, Commission Secretary

GOVERNMENT  
DOCUMENTS DEPT

AUG - 8 2012

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ORDER OF BUSINESS

1. Call to Order and Roll Call
2. General Public Comment (Discussion Item) This item is to allow members of the public to address the Treasure Island Development Authority Board ("Authority Board") on matters that are within the subject matter jurisdiction of the Authority Board and that do not appear on the agenda. In addition to General Public Comment, Public Comment will be held during each item on the agenda.  
Estimated Length of Item: 10 minutes
3. Reports
  - a. Report by Director of Island Operations (Discussion Item)  
This item is to allow the Director of Island Operations to report on staff activities, on-Island events and to make announcements.  
Estimated Length of Item: 15 minutes

b. Report by Treasure Island Development Project Director (Discussion Item)

This item is to allow the Treasure Island Development Project Director to report on activities related to the transfer and development of former Naval Station Treasure Island  
Estimated Length of Item: 10 minutes

c. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board (Discussion Item)

This item is to allow the Treasure Island/Yerba Buena Island Citizen Advisory Board to report on activity at recent meetings of the Citizen Advisory Board.  
Estimated Length of Item: 5 Minutes

4. Communications (Discussion Item)

Estimated Length of Item: 5 minutes

5. Ongoing Business by Board of Directors (Discussion Item)

Estimated Length of Item: 5 Minutes

6. CONSENT AGENDA

Estimated Length of Item: 5 minutes (Action Item)

All matters listed hereunder constitute a Consent Agenda, are considered to be routine by the Authority Board and will be acted upon by a single vote of the Authority Board. There will be no separate discussion of these items unless a member of the Authority Board so requests, in which event the matter shall be removed from the Consent Agenda and considered as a separate item.

a. Approving the Minutes of the June 13, 2012 Meeting

b. Resolution Approving Fiscal Year 2012/13 Minimum Monthly Rental Rate Schedule

c. Resolution Approving and Authorizing Amendment to the Policy for Distribution of Tickets and Passes through Incorporating Exceptions from the CCSF Policy

d. Resolution Authorizing the Fourth Amendment to the Treasure Island Fire Fighting Training Center Master Lease between the Authority and the United States Navy to Extend the Term

e. Resolution Authorizing the Treasure Island Development Authority to extend the term of the Memorandum of Understanding appointing the City, acting by and through the Office of the City Administrator, as its agent to provide the services to carry out the Authority's operations and provide oversight to the Treasure Island Project Office for the term beginning July 1, 2012 and ending June 30, 2015

7. Resolution Establishing an Ad Hoc Nominating Committee, Consisting of Three Members of the Treasure Island Development Authority ("TIDA") Board of Directors Appointed by the President, to Nominate Members of the TIDA Board to Serve as Officers of the TIDA

Board in Accordance With the TIDA Bylaws (Action Item)

Estimated Length of item: 10 minutes

8. Resolution Retroactively Approving an Amendment and Ratify all Prior Acts in the Memorandum of Understanding between the Treasure Island Development Authority and the Clinton Climate Initiative for Participation in the Climate Positive Development Program (Action Item)

Estimated Length of Item: 5 minutes

9. Resolution Establishing an Area Standard Wage for Grounds Maintenance and Landscaping in Accordance with the Jobs Equal Opportunity Program (JEOP) attached to the Previously Approved Disposition and Development Agreement and Amended and Restated Base Closure Homeless Assistance Agreement (Action Item)

Estimated Length of item: 10 Minutes

10. Informational Presentation on Proposed Revisions to Clipper Cove Anchorage Permit Policies and Procedures, Clipper Cove Rules and Regulations and San Francisco Police Code Section 1.1 - Regular/Presentation (Discussion Item)

Estimated Length of Item: 5 minutes

11. Discussion of Future Agenda Items by Directors (Discussion Item)

Estimated Length of Item: 5 Minutes

12. POSSIBLE CLOSED SESSION

\*\*\*If approved by the Authority Board, this closed session item will take place for approximately 30 minutes at the end of the meeting\*\*\*

- a. Public comment on all items relating to closed session
- b. Vote on whether to hold closed session to confer with real property negotiators regarding real property negotiations pursuant to Government Code Section 54956.8, and Administrative Code Section 67.8(a). (Action item)

1.) Conference with Real Property Negotiators

Persons negotiating for the Authority: Michael Tymoff

Persons negotiating with the Authority: U.S. Navy

Property: Former Naval Station Treasure Island – Utilities issues

Under Negotiation:

Price: \_\_\_\_\_ Terms of payment: \_\_\_\_\_ Both: X

2.) Conference with Real Property Negotiators

Persons negotiating for the Authority: Mirian Saez, Peter Summerville

Persons negotiating with the Authority: The John Stewart Company

Property: Former Naval Station Treasure Island - Lease

Under Negotiation:

Price: \_\_\_\_\_ Terms of payment: \_\_\_\_\_ Both: X

- c. Reconvene in open session (Action item)

1.) Possible report on action taken in closed session under Agenda Item 12(b)(1) (Government Code Section 54957.1(a) (1) and San Francisco Administrative Code Section 67.12(a))

2.) Possible report on action taken in closed session under Agenda Item 12(b)(2) (Government Code Section 54957.1(a) (1) and San Francisco Administrative Code Section 67.12(a))

d. Vote to elect whether to disclose any or all discussions held in closed session (San Francisco Administrative Code Section 67.12(a)).

### 13. Adjourn

Relevant documents such as resolutions, staff summaries, leases, subleases are available at the Treasure Island Development Authority Office, One Avenue of the Palms, Second Floor, Treasure Island, and the Government Information Center at the Main Library, 100 Larkin Street. Public comment is taken on each item on the agenda.

If any materials related to an item on this agenda have been distributed to the TIDA Board of Directors after distribution of the agenda packet, those materials are available for public inspection at Treasure Island Development Authority, Building One, 2nd Floor, One Ave. of Palms, San Francisco, CA 94130 during normal office hours.

#### Disability Access

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The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing devices.

#### Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102, telephone (415) 581-2300, fax (415) 581-2317 and web site <http://www.sfgov.org/ethics/>.

#### KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance or to report a violation of the ordinance, contact: Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at 415 554 7724; by fax at 415 554 7854; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the SOTF or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org>







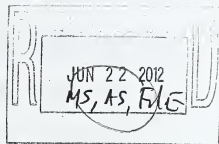












## MEMORANDUM

**To:** Mirian Saez, Director of Operations, Treasure Island Development Authority

**cc:** Suzanne Wood, Edison Capital      Jack Gardner, JSCo      Jeffrey Kohler, JSCo  
John Stewart, JSCo      Loren Sanborn, JSCo      Connie Le, JSCo  
Paula Schlunegger, JSCo      Lynny Lee, JSCo

**From:** Michael Smith-Heimer *[Signature]*

**Date:** June 20,, 2012

**Subject:** Percentage Rent for Treasure Island Housing Project Sublease for May 2012

Enclosed is our payment of Percentage Rent in the amount of \$341,727 for the May period, calculated per the sublease agreement. This figure is based on the accompanying attachments. You should note that these expenses reflect a suspension of reserve funding as outlined in the sublease requirements but continue to include accrued funds to pay Possessory Interest charges of the property.

### Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of May 2012, Actual Total Revenues were slightly above (4.8%) budgeted Total Revenues. Overall expenses were about 3.2% above budgeted, most significantly impacted by operation and maintenance and utility expenditures. The result was that Funds Available for Distribution were \$359,713, about 7% above budgeted amounts.

### Calculation of Percentage Rent

Based on operations, a total of \$359,713 in adjusted Gross Revenues after costs of operations are available for distribution for the May 2012 period. These revenues are distributed as follows:

<u>May 2012 Distributions</u>	<u>Actual</u>	<u>2012 Budgeted</u>
Available for Distribution	\$359,713	\$335,752
Percentage rent for TIDA	\$341,727	\$318,964
Percentage rent for JSCO	\$17,986	\$16,788

This percentage rent breakdown reflects the current year split by TIDA/JSCo. Beginning with April 2005 disbursements, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

ES. OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS  
May 2012 Operations for Treasure Island Project

DRAW	Draw 148	Draw 149	Draw 150	Draw 151	Draw 152	Draw 153	Draw 154	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160
Units ready for occupancy at beginning of month	578	578	578	578	578	578	578	578	578	578	578	578	578
Units Leased and Occupied during month	396	396	396	396	377	373	372	376	385	370	390	380	410
Aggregated Leased and Occupied during month													
Drawings Unit Rent													
	May	June	July	August	September	October	November	December	January	February	March	April	May
<b>REVENUE FROM OPERATIONS</b>													
Estimate of Gross Revenue	1,124,994	1,124,994	1,125,419	1,134,415	1,124,623	1,120,419	1,149,340	1,122,900	1,117,640	1,118,603	1,117,639	1,117,264	1,116,442
Adjustment for Revenue Timing	-294,545	-291,750	-301,559	-313,541	-325,986	-327,976	-335,666	-336,160	-319,259	-312,869	-290,720	-294,178	-248,116
Revenue from Operations	830,449	833,244	823,860	820,874	798,637	792,443	813,674	786,740	798,381	805,734	826,919	823,086	868,326
Other Revenue	5,813	2,634	2,338	3,523	7,460	3,744	3,121	3,159	149,944	59,891	7,945	9,491	2,335
Gross Revenue	836,262	835,878	826,198	824,397	806,097	796,187	816,795	789,899	948,325	865,625	834,864	832,577	870,661
<b>EXPENSES FROM OPERATIONS</b>													
6210 Advertising/Marketing	200	1,139	393	578	664	416	405	43	500	1,664	1,296	792	1,205
6267 Motel Unit/Office TI	15,190	15,504	16,379	16,164	16,280	16,637	16,607	20,141	21,814	20,230	21,402	20,180	13,709
6310 Office Salaries	4,568	4,568	3,002	3,309	2,821	3,747	1,745	2,325	5,775	9,067	9,046	5,026	12,201
6315 Furniture Lease													
6316 Consulting Expense	27,891	22,221	24,655	26,891	29,017	22,045	21,321	22,163	22,219	27,681	27,681	24,878	25,618
6320 Management Fee													
6320 Temporary Services	6,222	6,222	5,270	5,911	5,720	5,911	6,002	7,255	6,410	5,789	6,015	6,202	8,409
6330 Maintenance/Supplies	2,850	2,850	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814	2,814
6333 Payroll Expenses	-402	2,413	2,483	10,426	664	465	2,849	23,723	327	14,002	9,258	5,912	3,631
6340 Legal Expenses													
6350 Audit Fee/Bookkeeping	1,891		1,588	1,151	1,297	1,355	1,853	-1,853	1,432	4,909	11,699	1,919	0
6360 Telephone	1,304	1,424	1,988	1,151	1,297	1,355	1,853	-1,853	1,432	4,909	11,699	1,919	0
6360 Miscellaneous Administrative	-383	18,220	2,814	878	4,151	0	284,788	6,479	1,432	20,160	0	2,921	0
6360 Miscellaneous Administrative	226	259	266	303	211	213	189	145	243	1,432	305	1,919	1,777
6362 Seminar/Training													271
6363 Temporary Services													
6363 Administrative Services													
6365 Computer Charges													
6399 Rent Credits	312	687	167	332	2,492	197	1,206	164	200	215	2,490	1,301	615
Renovation Expense													
General Administrative Expenses	61,459	76,741	248	825	66,476	83,773	341,510	85,034	83,606	106,004	94,176	73,524	4,931
<b>UTILITIES</b>													
6450 Sanitary Utilities	115,023	113,875	117,534	116,744	113,954	112,463	110,971	113,358	113,554	116,341	116,822	122,307	126,869
6450 Sewer Charge	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242	28,242
6450 New Cam Charge													
<b>6500 OPERATING AND MAINTENANCE</b>													
6510 Janitorial Payroll	801	0	0	0	412	0	1,119	619	908	1,156	855	487	0
6515 Janitorial Supplies	1,156	0	0	0	680	220	700	1,560	2,423	1,640	400	380	1,350
6515 Janitorial Supplies	3,850	1,075	2,879	2,879	2,879	2,879	2,879	2,879	2,879	2,879	2,879	2,879	2,879
6519 Exterminating/Supplies	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825
6521 Operation/Maintenance Rent Fee Unit	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825
6530 Security Contract	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300
6530 Security Contract	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303	3,303
6532 Security Supplies	0	0	0	0	488	0	1,619	0	0	0	0	0	0
6532 Security Supplies	0	0	0	0	488	0	1,619	0	0	0	0	0	0
6532 Maintenance Contracts	4,971	0	0	0	0	0	0	0	0	0	0	0	0
6534 Tree Maintenance													8,452
6534 Tree Maintenance													
6537 Ground Contract	40,232	37,051	38,844	38,298	38,147	38,044	38,044	38,044	37,544	43,024	37,051	38,071	38,614
6539 Vei Maintenance Payroll	20,379	18,760	17,244	17,988	17,378	16,808	14,800	23,941	16,638	16,268	18,902	17,048	18,139
6541 Repairs Material	25,348	14,779	13,101	3,098	15,097	3,780	25,348	15,072	18,693	19,409	23,974	20,206	17,107



## OF REVENUES AND OPERATING EXPENSES FROM OPERATIONS

Operations for Treasure Island Project

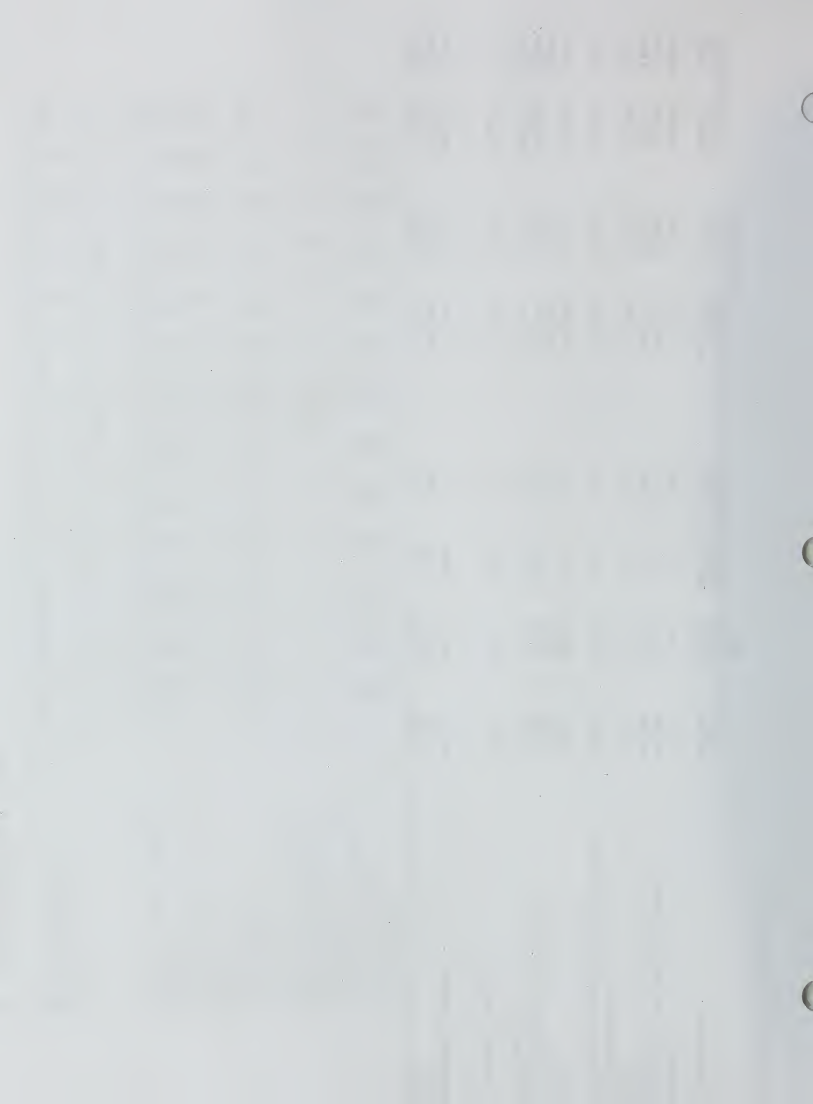
DRAW	Draw 148	Draw 149	Draw 150	Draw 151	Draw 152	Draw 153	Draw 154	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160
Units Leased and Occupied during month	576	578	576	578	578	578	578	578	578	578	578	578	578
Units Leased and Occupied during month	398	393	388	384	377	373	372	379	385	390	396	410	418
Average Unit Rent													
6542 Regulate Contract	4,795	3,109											
6543 Planting Maintenance (includes \$618 EOY adjustment in December, 2004)	5,724	901											
6544 Elevator Maintenance													
6546 Heating and Cooling (includes \$291 EOY adjustment in December, 2004)													
6547 Repairs and Maintenance													
6548 Repair Material Environmental													
6553 Appliances Repairs													
6555 Windows Repairs													
6559 Painting and Decorating (includes adj for August, 2007)	1,677	1,342	2,208										
6562 Roof Repairs/Contract	831												
6570 Vehicle Lease													
6572 Mail and Employment Repair (includes \$769 EOY adjustment in Dec)													
6573 Uniform/Laundry Service													
6574 Repairs contract Other													
6596 Fire Damage Costs	54	91	365										
6598 Insurance Replacement (eligible for RRR Draw)	5,230	390	12,352	41	45,381	-890							
7200 Insurance Replacement (eligible for RRR Draw) (includes \$2,140 EOY adj in Dec)	15,048	8,953	14,234	17,523	14,014	6,737							
7201 Insurance Replacement (eligible for RRR Draw)	14,148		562		13,027	1,213							
7206 Relocation Expense													
7240 Exterior Replacement (eligible for RRR Draw) (includes \$9,320 EOY adj in Dec)	-14,425	14,828	68,820	8,895	14,216								
Subtotal: Operating and Maintenance	165,990	135,621	262,723	143,486	284,658	112,684							
6700 TAXES/INSURANCE													
6711 Payroll Taxes	4,200	3,229	3,793	3,665	3,604	3,759	3,674	4,986	6,221	5,731	4,088	4,172	3,430
6719 Misc License/Permits (inc. marketing in September, 2000 adj)	13,313	13,313	14,596	14,829	13,366	15,165	15,128	15,165	13,266	13,200	13,200	13,200	13,200
6721 Fidelity Bond	4,202	3,336	3,131	3,201	3,146	3,272	2,978	5,510	3,428	3,309	4,091	4,710	2,205
6722 Workers Compensation (includes \$11 EOY adjustment in Dec)	5,762	5,698	5,876	5,793	5,247	5,247	5,247	5,247	5,247	5,247	5,247	5,247	5,247
6723 Employee Health and Life Insurance (includes 401(k))													
6710 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6711 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6712 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6713 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6714 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6715 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6716 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6717 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6718 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6719 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6720 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6721 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6722 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6723 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6724 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6725 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6726 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6727 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6728 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6729 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6730 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6731 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6732 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6733 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6734 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6735 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6736 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6737 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6738 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6739 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6740 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6741 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6742 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6743 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6744 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6745 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6746 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6747 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6748 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6749 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6750 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6751 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6752 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6764 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6766 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6768 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6769 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6773 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6775 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6777 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
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6779 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6780 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6781 401(k) Matching Contribution estimate	617	617	617	617	617	617	617	617	617	617	617	617	617
6782 401(k) Matching Contribution estimate</													

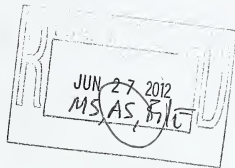
May  
Operations for Treasure Island Project

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## COMPARISON TO BUDGET MAY 2012

	May			YEAR TO DATE		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Total Revenue	869,906	829,943	39,963 4.82%	4,211,079	4,149,715	61,364 1.48%
Marketing	4,649	4,907	(258) -5.26%	15,457	24,551	(9,094) -37.04%
Administrative (includes loss adjustment)	61,522	78,679	(17,157) -21.81%	388,024	393,399	(5,375) -1.37%
Utilities	125,589	110,076	15,513 14.09%	597,813	550,385	47,428 8.62%
O&M	172,878	151,319	21,559 14.25%	853,868	756,595	97,293 12.86%
EOY Reconciliation						
Tax Ins (inc. community room and finance exp)	34,163	34,858	(695) -1.99%	160,065	174,290	(14,225) -8.16%
Rent	50,475	48,752	1,723 3.53%	247,206	243,760	3,446 1.41%
Reserves	10,600	10,600	- 0.00%	53,000	53,000	- 0.00%
Replacement (excl. anticipated draw)	50,318	55,000	(4,682) -8.51%	354,938	275,000	79,938 29.07%
Total Expenses	510,194	494,191	16,003 3.24%	2,670,391	2,470,955	199,411 8.07%
Available for Distribution	359,713	335,752	23,961 7.14%	1,540,689	1,678,760	(138,071) -8.22%
Available for Distribution	359,713	335,752	23,961 7.14%	1,540,689	1,678,760	(138,071) -8.22%
TIDA	341,727	318,964	22,763 7.14%	1,463,654	1,594,822	(131,168) -8.22%
JSCO	17,986	16,788	1,197 7.14%	77,034	83,938	(6,905) -8.23%



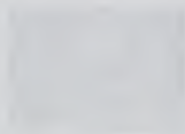


## TREASURE ISLAND

### Monthly Maintenance Common Area Charges 2012

**6589 – MAINTENANCE – COMMON SERVICES CHARGES:** The figure of an average \$28,300 per month/ \$339,600 per year is included. Common Service charges are referenced in Section 3.1.2 and 3.1.3 of Exhibit 1 as part of the Exhibits to the Sublease Agreement. Common Service Charges are composed of two parts: a charge for the land (\$6,886.96 per month) and a charge for the structures (\$23,317.54). The Common Area charge for the structures is a function of each apartment's square footage. While Common Service Charges per annum have been historically fixed at \$30,204.50 per month/ \$362,454 per year based upon a portfolio of 632 units, this expense was reduced by \$1,903.78 per month to \$28,300.72 per month/ \$339,608.64 per year with the return of the 54 "borrowed" units to Treasure Island Homeless Development Initiative in 2007.

Please note that the Maintenance-Common Area Charges are not projected to be reduced as the Yerba Buena Island apartments are vacated since the units will remain part of the Villages' portfolio.



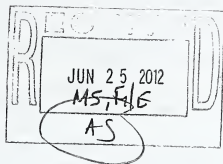
*[The following text is extremely faint and illegible, appearing to be a list or table of contents.]*



June 22, 2012

Mirian Saez  
Treasure Island Development Authority  
410 Avenue of the Palms, 2nd Flr.  
San Francisco, CA 94130

RE: Updates from the John Stewart Company



Dear Mirian:

Thank you for your on-going business and this opportunity to update you on several operating expense reduction and risk management initiatives underway at The John Stewart Company (JSCO). In the aftermath of the termination of redevelopment agencies in California, as well as on-going reductions in HUD funding levels and the depletion of state affordable housing resources, we recognize that we must continuously innovate and improve the value of our services to you. This letter therefore outlines several steps we are taking to reduce property operating expenses and increase (and protect) the revenue generated by the properties you have entrusted to us.

#### Operating Expense Reduction

To reduce operating expenses, we are leveraging our size to provide free retail banking services, secure purchasing discounts and provide very low fidelity crime bond premiums to our managed properties. We are also working hard to reduce the long-term Workers Compensation insurance costs borne by our properties.

**Banking:** To continue securing free retail banking services for our managed properties, we will soon be transitioning most of our northern California property bank accounts from Westamerica Bank to Citibank (the large majority of our southern California accounts are already with Citibank). Westamerica is no longer able to provide free retail banking services, while Citibank has committed to providing at least three years of free services to our properties. Citibank's much larger network of branches will also make accessing banking services more efficient and cost-effective for our site staff. (Please note that property accounts at other banks, or at specific banks per client direction, will not be affected by this transition.)

**Purchasing:** As you may already know, a new state law requires that Carbon Monoxide detectors be installed in all multifamily residential units in California by January 1, 2013. JSCO is on schedule to comply with this new requirement and we are taking advantage of our volume purchasing relationship with HD Supply to secure CO detectors at below-market prices.

**Fidelity Bond Premiums:** HUD and most lenders/investors require that each managed property have an Employee Dishonesty Bond equaling at least two months of its gross rent potential (and premiums are a property operating expense). Each year, JSCO purchases a master fidelity bond to cover all of our corporate and site employees and we assume the risk of the bond's \$25,000 deductible on behalf of our clients. The benefits to our clients of this approach include a very high coverage limit (\$3 million, as this is the amount necessary to cover our largest managed property), no deductible risk and very low premiums. For example, the cost of a stand-alone crime policy or bond for a typical 50-unit affordable housing complex (with a \$2,500 deductible and \$50,000 in monthly gross rent potential, i.e. a policy limit of \$100,000) can be as much as \$2,000 per year. Through JSCO's master fidelity program, the same property pays less than 5% of the stand-alone price - only \$100 per year!



Workers Compensation Premiums: In order to reduce long-term Workers Compensation insurance premiums (another property operating expense), JSCo has rolled out a comprehensive program of staff training, accident investigation, performance recognition and other corporate policies to reduce site accidents and injuries. As a result, JSCo's employee accident and injury "Incidence Rate" is running well below expected industry levels for the third year in a row, and we expect to see significant premium reductions in 2013.

#### Revenue Enhancement and Protection

In terms of increasing (or protecting) property revenue, we are leveraging our size to both secure high earnings on property cash balances and provide "cyber liability" insurance coverage to our properties at very low rates.

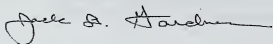
Increased Interest Earnings: Another benefit of our transition to Citibank will directly improve the bottom lines of our managed properties. In addition to the on-going free retail banking services described above, Citibank will provide interest rates for JSCo-managed money market accounts (including idle project funds and operating/replacement reserves) based on the aggregate balance of all JSCo accounts, not just an individual property or owner's accounts. Such "premium tier" interest rates are 2-3 times higher than typical rates and will significantly increase interest earnings for JSCo-managed properties with accounts at Citibank.

Cyber Liability Insurance: Since 2005, electronic data breaches have more than tripled in the United States as advances in technology have made the collection and sharing of information easier and more efficient. This is especially dangerous for multifamily owners and managers, as we collect, use and maintain large amounts of personal information through the application and eligibility verification processes. To provide coverage against acts of "cyber" theft, fraud or negligence, including the theft or loss of laptop or desktop computers, accidental disclosure of personal financial information, network security breaches and network business interruption, JSCo is securing a Cyber Security Liability insurance policy that covers the confidential electronic data of all our managed sites – through the broad sharing of the policy premium (including JSCo paying its corporate share), each property will receive \$1 million in cyber liability coverage for approximately 3 cents per unit per month!

Electronic Reporting: As of September 1<sup>st</sup> of this year, low-income housing tax credit properties in California will be required to report resident information to HUD and the U.S. Treasury through TCAC's new "Spectrum" reporting software. The full implementation of MRI/Bostonpost dramatically reduces the time required to perform this reporting, so we will be doing so without raising existing fees (or charging new ones).

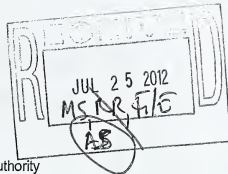
In summary, JSCo is working harder than ever to manage your properties as efficiently and effectively as possible, and we are committed to serving your best interests and those of your residents and communities. We greatly appreciate the confidence you have demonstrated in us by entrusting your properties to our care.

Thank you again and best wishes,



Jack D. Gardner  
President & CEO

cc: Loren Sanborn, JSCo Regional Vice President



## MEMORANDUM

**To:** Mirian Saez, Director of Operations, Treasure Island Development Authority

**cc:** Suzanne Wood, Edison Capital      Jack Gardner, JSCo      Jeffrey Kohler, JSCo  
John Stewart, JSCo      Loren Sanborn, JSCo      Connie Le, JSCo  
Paula Schlunegger, JSCo      Lynny Lee, JSCo

**From:** Michael Smith-Heimer *[Signature]*

**Date:** July 20, 2012

**Subject:** Percentage Rent for Treasure Island Housing Project Sublease for June 2012

Enclosed is our payment of Percentage Rent in the amount of \$290,286 for the May period, calculated per the sublease agreement. This figure is based on the accompanying attachments. You should note that these expenses reflect a suspension of reserve funding as outlined in the sublease requirements but continue to include accrued funds to pay Possessory Interest charges of the property.

### Calculation of Funds Available for Distribution

TIDA receives 95% revenues remaining after adjusting gross revenues by operating expenses, current accretion due and the repayment of ledger balances based on sublease specifications. Funds expended for replacement reserve eligible items are expensed in the period expenses are recognized. To the degree that these costs are reimbursed from the replacement reserve account, percentage rent will be adjusted in the period that the reserve draw is approved.

For the month of June 2012, Actual Total Revenues were slightly above (6.1%) budgeted Total Revenues. Overall expenses were about 16.4% above budgeted, most significantly impacted by operation and maintenance and replacement expenditures. The result was that Funds Available for Distribution were \$305,564, about 7% below budgeted amounts.

### Calculation of Percentage Rent

Based on operations, a total of \$305,564 in adjusted Gross Revenues after costs of operations are available for distribution for the June 2012 period. These revenues are distributed as follows:

<u>June 2012 Distributions</u>	<u>Actual</u>	<u>2012 Budgeted</u>
Available for Distribution	\$305,564	\$335,752
Percentage rent for TIDA	\$290,286	\$318,964
Percentage rent for JSCO	\$15,278	\$16,788

This percentage rent breakdown reflects the current year split by TIDA/JSCO. Beginning with April 2005 disbursements, TIDA receives 95% of revenues after expenses, while the John Stewart Company percentage is 5% of the amount.

ESTIM. REVENUES AND OPERATING EXPENSES FROM OPERATIONS  
June 2012 Operations for Treasure Island Project

Draw	Draw 149	Draw 150	Draw 151	Draw 152	Draw 153	Draw 154	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161
Units ready for occupancy at beginning of month	576	576	576	576	576	576	576	576	576	576	576	576	576
Units Let and Occupied during month	393	388	384	377	373	372	379	385	390	388	410	418	430
Average Unit Rent													
REVENUE FROM OPERATIONS													
Estimate of Gross Revenue	1,124,658	1,125,619	1,125,416	1,124,623	1,120,419	1,118,240	1,122,909	1,117,542	1,116,893	1,117,564	1,116,544	1,116,083	1,115,542
Adjustment for Move-In/Teniling	-291,750	-301,009	-313,241	-325,880	-337,576	-351,968	-365,190	-378,239	-392,389	-400,726	-410,150	-420,510	-431,100
Adjustment for Rowing/Teniling (from Sept. 2000 onward)	395	389	384	377	373	372	379	385	390	388	410	418	430
Credit Check Revenue	2,424	2,338	2,323	2,308	2,293	2,278	2,263	2,248	2,233	2,218	2,203	2,188	2,173
Other Revenue Collected	636,777	626,007	616,501	606,995	597,489	587,983	578,477	568,971	559,465	549,959	540,453	530,947	521,441
EXPENSES FROM OPERATIONS													
6500 ADMINISTRATIVE EXPENSES													
6510 Administrative Staffing	1,139	303	102	864	416	400	43	500	1,654	1,398	792	1,205	280
6520 Office Supplies	15,504	16,379	16,064	16,280	16,537	16,807	23,441	21,814	20,230	20,102	20,180	19,088	15,428
6530 Office Utilities	4,058	3,862	3,568	2,621	3,427	1,745	2,325	5,775	6,097	5,028	5,028	2,201	3,323
6540 Office Furniture Lease													
6550 Consulting Expense													
6560 Administrative Services	22,121	24,655	23,881	23,917	22,045	21,321	21,483	22,216	27,161	27,081	24,476	25,618	28,112
6570 Temporary Services	0	1,898	1,161	1,297	1,255	1,371	1,432	1,449	1,572	1,828	1,919	1,581	2,045
6580 Miscellaneous Administrative	1,024	2,166	4,110	4,110	0	20,720	6,479	1,855	2,010	2,010	1,910	1,910	6,344
6590 Insurance	422	0	575	115	115	115	115	115	115	115	115	115	115
6600 Vehicle Lease & Insurance	259	269	303	211	213	189	145	243	291	305	327	271	288
6610 Insurance													
6620 Insurance													
6630 Insurance													
6640 Insurance													
6650 Audit/Feedback/Compliance	0	1,345	1,161	1,297	1,255	1,371	1,432	1,449	1,572	1,828	1,919	1,581	2,045
6660 Miscellaneous Administrative	1,024	2,166	4,110	4,110	0	20,720	6,479	1,855	2,010	2,010	1,910	1,910	6,344
6670 Insurance	422	0	575	115	115	115	115	115	115	115	115	115	115
6680 Vehicle Lease & Insurance	259	269	303	211	213	189	145	243	291	305	327	271	288
6690 Insurance													
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ESTIMATED REVENUES AND OPERATING EXPENSES FROM OPERATIONS  
June 2012 Operations for Treasure Island Project

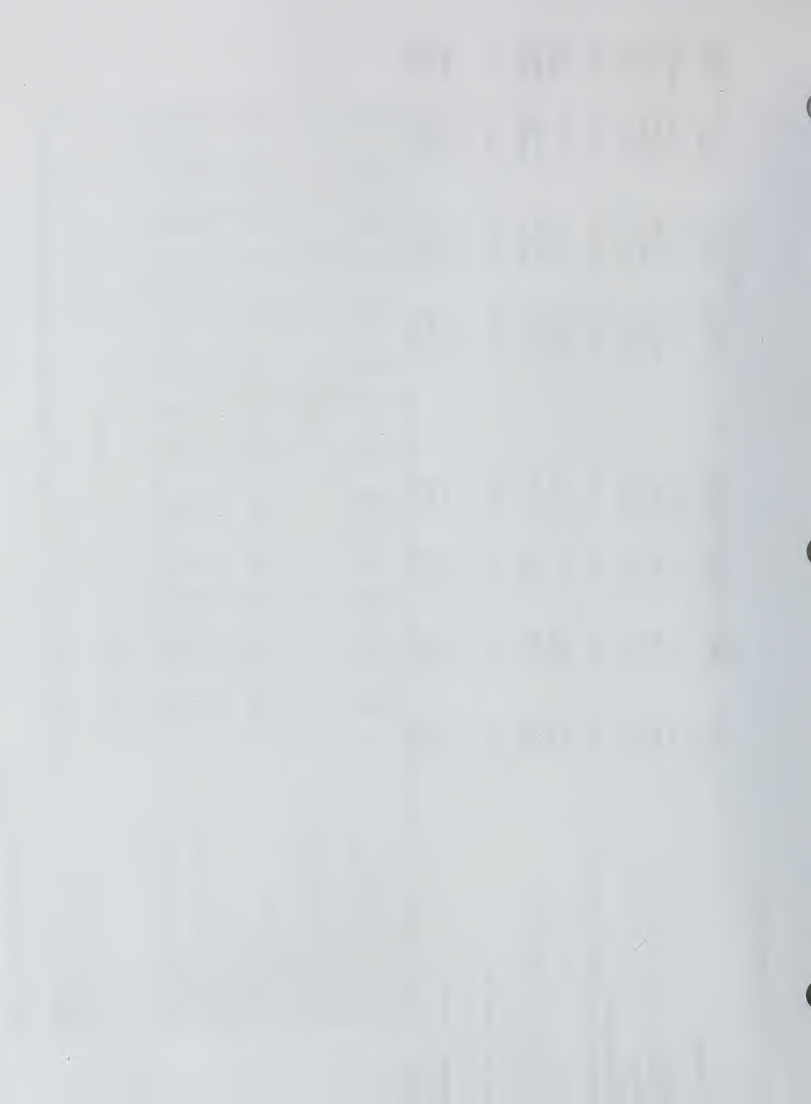
Drawn	Draw 148	Draw 149	Draw 150	Draw 151	Draw 152	Draw 153	Draw 154	Draw 155	Draw 156	Draw 157	Draw 158	Draw 159	Draw 160	Draw 161
Units ready for occupancy at beginning of month	578	578	578	578	578	578	578	578	578	578	578	578	578	578
Units leased and occupied during month	395	395	395	395	395	395	395	395	395	395	395	395	395	395
Average unit rent	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168
6540 Electric Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6543 Plumbing Maintenance (includes \$618 EOY adjustment in December, 2004)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6544 Electric Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6545 Mechanical Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6546 Heating and Cooling (includes \$291 EOY adjustment in December, 2004)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6548 Payroll Environmental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6549 Repair Material Environmental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6554 Windows Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6555 VEH Maintenance Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6556 VEH Maintenance (includes \$618 EOY adjustment in December, 2004)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6562 Roof Repairs/Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6565 Furniture rest - Temp Relocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6570 Misc. and Equipment Repair (includes \$789 EOY adjustment in Dec)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6590 Misc. Oper and Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6573 Uniform/Laundry Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6584 Janitorial Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6586 Driveway Cuts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7200 Interior Replacement (eligible for RR Draw)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7205 Appliance Replacement (eligible for RR Draw) (includes \$2,160 EOY adj in Dec)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7206 Appliance Replacement (eligible for RR Draw) (includes \$3,320 EOY adj in Dec)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7240 Exterior Replacement (eligible for RR Draw) (includes \$3,320 EOY adj in Dec)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Operating and Maintenance	135,862	292,723	143,685	264,658	112,684	183,581	198,558	238,721	268,773	182,970	240,487	184,854	255,371	
8700 TAXES/INSURANCE														
8710 Taxes - Real Estate	3,278	3,753	3,665	3,604	3,759	3,674	4,865	6,221	5,731	4,088	4,172	3,430	3,688	
8711 Payroll Taxes	13,313	14,928	14,829	13,368	15,105	15,126	15,161	15,161	13,298	13,298	13,298	13,298	13,298	
8720 Property Insurance (inc. adj. for insurance claims and YTD adj)	3,335	3,131	3,201	3,146	3,272	2,878	5,510	3,428	3,428	4,091	4,710	2,262	2,262	
8721 Fidelity Bond	5,988	5,978	5,783	5,247	5,247	5,247	5,247	5,247	5,247	5,247	5,247	5,247	5,247	
8722 Employee Health and Life Insurance (includes \$11 EOY adjustment in Dec)	617	617	617	617	617	617	617	617	617	617	617	617	617	
4010 Matching Contribution estimate	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	6,865	
8710 Possessory Interest Tax	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	40,120	
Blue Rent Payment	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	
Subtotal: Transferrable	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	83,076	
8800 SERVICE EXPENSES														
8801 Recreation Salaries	0	0	0	0	0	0	0	0	0	0	0	0	0	
8802 Recreation Supplies (includes \$150 EOY adjustment in Dec)	0	0	0	0	0	0	0	0	0	0	0	0	0	
8803 Recreation Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal: Services	0	0	0	0	0	0	0	0	0	0	0	0	0	
7000 Replacement Reserve Eligible Expenses														
7100 CORPORATE EXPENSES														
7101 Local Expenses	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	434,981	
7130 Federal Income Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	
7131 State Income Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	
7132 Local Income Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	
7133 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7134 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7135 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7136 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7137 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7138 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7139 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7140 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7141 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7142 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7143 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7144 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7145 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7146 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7147 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7148 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7149 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7150 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7151 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7152 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7153 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7154 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7155 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7156 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7157 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7158 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7159 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7160 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7161 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7162 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7163 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7164 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7165 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7166 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7167 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7168 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7169 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7170 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7171 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7172 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7173 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7174 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7175 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7176 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7177 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7178 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7179 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7180 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7181 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7182 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7183 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7184 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7185 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7186 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7187 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7188 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7189 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7190 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7191 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7192 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7193 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7194 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7195 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7196 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7197 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7198 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7199 Corporate Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	
7200 Corporate Expenses	0	0	0	0										

ESTIMA. - REVENUES AND OPERATING EXPENSES FROM OPERATIONS  
June 2012 Operations for Treasure Island Project

DRAW	Draw 140	Draw 150	Draw 161	Draw 162	Draw 163	Draw 164	Draw 165	Draw 167	Draw 168	Draw 169	Draw 170	Draw 181
Units ready for occupancy at beginning of month	578	578	578	578	578	578	578	578	578	578	578	578
Units leased and occupied during month	333	338	364	373	372	379	385	390	399	410	418	420
Average Unit Rent												
	June	July	August	September	October	November	December	January	February	March	April	May
	June 2011 Actuals	July 2011 Actuals	August 2011 Actuals	September 2011 Actuals	October 2011 Actuals	November 2011 Actuals	December 2011 Actuals	January 2012 Actuals	February 2012 Actuals	March 2012 Actuals	April 2012 Actuals	May 2012 Actuals
DISBURSEMENT OF REVENUES (Per Sublease Agreement)												
Adjusted Gross Revenue	835,777	824,807	816,601	808,281	798,353	785,638	767,287	846,371	958,972	834,910	807,681	859,950
Less Base Rent	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732	-48,732
Less Operating Expenses (including EOY reconciliation for payroll)	-338,938	-391,739	-341,851	-388,107	-390,802	-412,358	-419,758	-433,765	-401,359	-446,164	-395,255	-457,233
Less Insurance	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242	-21,242
Less Replacement Reserve Funding	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	-22,121	-24,635	-23,851	-23,017	-22,945	-21,321	-22,193	-22,210	-27,146	-33,880	-10,800	-10,800
Lease Marketing Fee	0	0	0	0	0	0	0	0	0	0	0	0
Adhocack in security deposits	0	0	0	0	0	0	0	0	0	0	0	0
Leasehold Improvements	-424,951	-482,388	-442,588	-488,119	-390,021	-728,289	-511,515	-518,970	-542,923	-570,024	-502,168	-510,164
Reserves Net of Operating Expenses	400,829	333,418	374,084	316,172	406,332	58,742	276,912	429,401	365,149	264,895	307,534	393,713
Ledger Reduction for Period												
Accretion for Period												
Adjustment for Actual Accretion in May (\$25,898 vs. \$23,899)												
Adjustment for Actual Accretion in June (\$23,899 vs. \$19,847)												
Adjustment for Actual Accretion in July (\$19,847 vs. \$17,847)												
Developer Fee (Per based on Amendment 2)												
Allowable Construction Costs												
Total Expenses for Construction and Ledger Account Activities	400,028	333,418	374,084	316,172	406,332	58,742	276,912	429,401	365,149	264,895	307,534	393,713
Revenues Remaining for Distribution in Percentage Rent	-380,789	-313,747	-355,389	-302,263	-388,018	-55,053	-292,021	-407,031	-342,141	-251,842	-292,157	-341,727
20% Share of Revenues (Percentage Rent)	-50,851	-118,671	-112,051	-115,359	-158,317	-23,377	-13,731	-21,620	-18,027	-13,841	-15,377	-17,888
20% Share of Expenses (Percentage Rent)	-400,939	-333,418	-374,084	-316,172	-406,332	-58,742	-276,912	-429,401	-365,149	-264,895	-307,534	-393,713
Total Percentage Rent Collected												
Ending Balance Gross Revenues	0	0	0	0	-1	0	0	0	1	0	0	0

## COMPARISON TO BUDGET JUNE 2012

	June			YEAR TO DATE		
	Actual	Budget	Variance %	Actual	Budget	Variance %
Total Revenue	880,620	829,943	50,677 6.11%	5,091,699	4,979,658	112,041 2.25%
Marketing	3,654	4,907	(1,253) -25.53%	19,111	29,458	(10,347) -35.12%
Administrative (includes loss adjustment)	67,869	78,679	(10,810) -13.74%	455,893	472,078	(16,185) -3.43%
Utilities	125,483	110,076	16,407 14.91%	724,297	660,461	63,836 9.67%
O&M	216,724	151,319	65,405 43.22%	1,070,612	907,914	162,698 17.92%
EOY Reconciliation						
Tax Ins (inc. community room and finance exp)	32,361	34,858	(2,497) -7.16%	192,378	209,148	(16,770) -8.02%
Rent	50,475	48,752	1,723 3.53%	297,681	292,512	5,169 1.77%
Reserves	10,500	10,600	- 0.00%	63,600	63,600	- 0.00%
Replacement (excl. anticipated draw)	66,889	55,000	11,889 21.62%	421,827	330,000	91,827 27.83%
Total Expenses	575,055	494,191	80,864 16.36%	3,245,399	2,965,146	280,228 9.45%
Available for Distribution	305,564	335,752	(30,188) -8.99%	1,846,300	2,014,512	(168,212) -8.35%
Available for Distribution	305,564	335,752	(30,188) -8.99%	1,846,300	2,014,512	(168,212) -8.35%
TIDA	290,286	318,564	(28,678) -8.99%	1,753,985	1,913,786	(159,801) -8.35%
JSCo	15,278	16,788	(1,510) -8.99%	92,315	100,726	(8,412) -8.35%





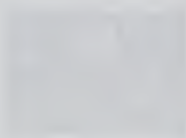


## TREASURE ISLNAD

### Monthly Maintenance Common Area Charges 2012

**6589 – MAINTENANCE – COMMON SERVICES CHARGES:** The figure of an average \$28,300 per month/ \$339,600 per year is included. Common Service charges are referenced in Section 3.1.2 and 3.1.3 of Exhibit 1 as part of the Exhibits to the Sublease Agreement. Common Service Charges are composed of two parts: a charge for the land (\$6,886.96 per month) and a charge for the structures (\$23,317.54). The Common Area charge for the structures is a function of each apartment's square footage. While Common Service Charges per annum have been historically fixed at \$30,204.50 per month/ \$362,454 per year based upon a portfolio of 632 units, this expense was reduced by \$1,903.78 per month to \$28,300.72 per month/ \$339,608.64 per year with the return of the 54 "borrowed" units to Treasure Island Homeless Development Initiative in 2007.

Please note that the Maintenance-Common Area Charges are not projected to be reduced as the Yerba Buena Island apartments are vacated since the units will remain part of the Villages' portfolio.



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**SAN FRANCISCO POLICE DEPARTMENT**  
**SOUTHERN STATION**  
**850 BRYANT ST**  
**SAN FRANCISCO, CA. 94103**  
**OFFICE #: (415) 553-7959**  
**FAX # (415) 553-9722**



## **Fax Transmittal Sheet**

**DATE:** July 10, 2012

**AGENCY:** Asja Steeves

**FAX NUMBER:** (415) 274-0229

**ATTENTION:** Asja Steeves

**SENT BY:** Larry Bertrand

**PHONE #:** (415) 553-7959

### **COMMENTS:**

Asja,

Please find the statistics for June.

Any questions, please give me a call.

Thank you.

Larry Bertrand

Number of pages, including Cover Sheet: 3



# San Francisco Police Department

INCIDENT SUMMARY REPORT

TI June 2012



Incident #	Occurred	Incident Type	Location	District	Plat	Officer	Inv. Unit	Cleared	Susp. #1	Susp. #2
20120601 - Offenses										
125076210	6/1/12 22:00	GRAND THEFT FROM LOCKED AUTO	0200 INTERSTATE80	B	010	0812	3B	00	U 0'00'/000	U 0'00'/000
20120603 - Offenses										
120465738	6/13/12 21:50	WARRANT ARREST	0200 INTERSTATE80	B	010	1758	3B	05	WJ 5'07'/130	U 0'00'/000
20120616 - Offenses										
120476107	6/16/12 07:30	MISSING ADULT	0200 INTERSTATE80	B	010	1486	5T	16	U 0'00'/000	U 0'00'/000
20120620 - Offenses										
126085095	6/20/12 22:00	MALICIOUS MISCHIEF, VANDALISM	0155 AVENUE OF THE PALMS	G	724	2073	3G	00	U 0'00'/000	U 0'00'/000
20120621 - Offenses										
120488271	6/21/12 17:27	NOTIFY ADMINISTRATOR OF	0200 INTERSTATE80	B	010	1077	5W	00	BU 5'10'/144	U 0'00'/000
20120623 - Offenses										
120501920	6/23/12 12:00	BURGLARY OF RESIDENCE	0200 INTERSTATE80	B	010	1486	3B	00	U 0'00'/000	U 0'00'/000
20120628 - Offenses										
120506930	6/28/12 14:45	BURGLARY OF APARTMENT HOUSE	0200 INTERSTATE80	B	010	1742	3B	00	U 0'00'/000	U 0'00'/000

<u>Unit #</u>	<u>Occurred</u>	<u>Incident Type</u>	<u>Location</u>	<u>District</u>	<u>Plot</u>	<u>Officer</u>	<u>Inv. Unit</u>	<u>Cleared</u>	<u>Susp. #1</u>	<u>Susp. #2</u>
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7 Total Incidents

7 Total Records

Printed July 10, 2012





TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS  
BLDG. ONE, 2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG

**To:           Treasure Island Development Authority Board of Directors**  
**From:       Mirian Saez, Director of Island Operations**  
**Date:        August 1, 2012**  
**Re:          Use Permit and Film Permit Waivers**

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The following waivers and reductions were granted for short-term Use Permits and Film Permits June 9– August 3, 2012.

Fee Waivers:

- Academy of Arts University, Student Film Project, June 10, 2012
- Department of Homeland Security Training, June 14, 2012
- San Francisco Police Department San Francisco Fire Department Training, June 20, 2012
- San Francisco Fire Department, Training, June 21, 2012
- San Francisco Police Department Training, June 25, 2012
- Swords to Plowshares- Great Lawn Picnic, July 4, 2012
- Oakland Police Department Training, July 16-20, 2012
- Department of Homeland Security Training, July 18-19, 2012
- San Francisco Police Department, Training, July 24 - 25, 2012
- Department of Homeland Security Training, July 25, 2012

**Treasure Island Development Authority  
Subleases and Permits Executed  
Pursuant To Leasing Policy  
As of August 1, 2012**

Location / Facility	Agreement Number	Leasehold Status (new / expired)	Company Name / Prospective Subtenant	Commencement Date/Event Date	Leasehold Type	Sq. Ft.	Annual Rent/ Permit Fee
Building 1	531	New	Telbon	1/13/12	Office	1090	\$16,500.00
Building 264	535	Renewal	Bodega Wine Estates	6/1/12	Winery/Storage	11,915	\$63,600.00
Buildings 454, 501	552	New	World Headquarters	7/1/12	Storage	1650	\$6,000.00
Hangar 3	556	Renewal	Hatch Mott Macdonald	12/1/11	Monitoring /Filming	100	\$3,000.00
Building 1	558	New	Mamalaya LLC	4/18/12	Office	1240	\$15,000.00
Banner	560	New	O'Rorke, Inc.	5/1/12	Banner	N/A	\$70,000.00
Building 62	570	New	AECM	10/1/12	Storage	35,611	\$60,000
Tennis Courts, Eucalyptus Lot	P-567	New	Pacific Brokerage	6/15/12	Event/Parking		\$1,250.00
Avenue N & 3rd	P-576	New	Beyond Productions	6/8/12	Filming		\$1,500.00
Treasure Island Road	P-579	New	Roe Photo	6/18/12	Photo Shoot		\$1,000.00
Eucalyptus Lot	P-585	New	Pacific Brokerage	7/7/12	Parking		\$750.00
Portion of 180 lot	P-584	New	Jumping Fences, Inc ( SF Marathon)	7/16/12	Storage		\$5,000.00
B-1 Lot	P-588	New	Bonmarillo LLC	7/14-15/12	Filming		\$1,000.00
Avenue of the Palms	P-587	New	Redbull, North America, Inc.	7/14/12	Filming		\$1,500.00
Treasure Island Road	P-592	New	Burrito Brothers	7/26/12	Photo		\$500.00
Fogwatch Picnic Area	P-597	New	Filming	7/28/12	Photo		\$500.00
Avenue D between 9 <sup>th</sup> , 11 <sup>th</sup> , Bayside	P-596	New	Primelight Productions, Inc.	8/9/12	Filming		\$2,000.00





**TREASURE ISLAND DEVELOPMENT AUTHORITY**

ONE AVENUE OF THE PALMS  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0860 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG

**To:** Mirian Saez, Director of Island Operations  
**From:** Peter Summerville  
**Date:** August 1, 2012  
**Re:** Treasure Island Power Outages  
**Cc:** Naomi Kelly, City Administrator

- 
- On June 29th at approximately 3:25 AM Treasure Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA and immediately dispatched staff to the Island. Power was restored at approximately 3:30 PM. Cause was a broken cross arm on a utility pole.
  - On July 5th two planned outages occurred between 3 and 4 AM and 9 and 10 PM. Cause was activation/deactivation of the on-Island generators servicing Treasure and Yerba Buena Islands during daylong scheduled maintenance work on the Oakland side of the electrical feed to TI/YBI.
  - On July 10th at approximately 7:15 AM Treasure Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA and immediately dispatched staff to the Island. 311 created a Temporary Event for the outage for the purpose of public inquiry. Power was restored at approximately 8:20 AM. Cause was identified as vandalism and the SFPD made an arrest in the case.
  - On July 14th at approximately 12:15 PM Yerba Buena Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA and immediately dispatched staff to the Island. 311 created a Temporary Event for the outage for the purpose of public inquiry. Power was restored at approximately 5:10 PM. Cause was a faulty cable within the system which was identified and replaced.
  - On July 15th at approximately 7:15 AM Yerba Buena Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA and immediately dispatched staff to the Island. Power was restored at approximately 12:15 PM. Cause was vandalism and the SFPD is investigating.
  - On July 26th at approximately 11:00 AM Treasure Island experienced a power outage. The Public Utilities Commission (PUC) notified TIDA staff and immediately dispatched staff to the Island. 311 created a Temporary Event for the outage for





**To:** Treasure Island Development Authority Board of Directors  
**From:** Mirian Saez, Director of Island Operations  
**Date:** August 2, 2012  
**Re:** Temporary Emergency Housing Plan Update

---

This memo serves to update you on the Authority's Temporary Emergency Housing Plan (TEHP) implementation and on-going leasing activities undertaken by Treasure Island Villages in support of the TEHP. The TEHP was approved by the Authority Board at its February 8<sup>th</sup> 2012 meeting and amended at its April 11, 2012 meeting.

Since implementation of the TEHP by the Authority and The Villages, 10 separate households, a total of 43 people and all victims of residential structure fires, have utilized Treasure Island Villages units for temporary emergency housing.

Currently, eight Villages units are temporarily occupied by displaced San Francisco residents under the terms of the TEHP. In late May three Villages units were occupied by families displaced by a residential structure fire on Valencia Street. Treasure Island Villages has reported no complications to-date with the City's Human Services Agency and their designees regarding rent collection and lease compliance. Attached to this memo is unit information, length of term and demographic information for all Villages units subleased to-date under the TEHP.

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**Emergency Housing Program  
The Villages at Treasure Island**

Address	Street	# of BR	Rent	Family Size	Rent Family Pays to CC	Difference Rent - Family Rent	Security Deposit On-Hand	Move-In Date	Move-Out Date	Lease Expiration Date	Type	Market Rent
1420-C	Striped Bass St.	2	\$992	4	\$992	\$0	\$992	12/22/2011	7/22/2012*	6/22/2012	Eddy St.	\$1,825
1118-B	Hutchins Ct.	3	\$1,144	2	\$1,047	\$97	\$1,144	2/7/2012	7/9/2012	8/7/2012	Eddy St.	\$2,022
1108-A	Halyburton Ct.	3	\$1,144	3	\$550	\$594	\$1,144	3/15/2012	9/15/2012*	9/15/2012	Eddy St.	\$1,973
1108-B	Halyburton Ct.	3	\$1,144	3	\$600	\$544	\$1,144	3/15/2012	9/15/2012*	9/15/2012	Eddy St.	\$1,967
1241-B	Northpoint Dr.	3	\$1,144	7	\$1,144	\$0	\$1,144	3/15/2012	9/15/2012*	9/15/2012	Eddy St.	\$2,050
1113-A	Kepler Ct.	3	\$1,144	3	\$600	\$544	\$1,144	5/30/2012	9/15/2012*	11/30/2012	Valencia	\$2,064
1208-D	Mariner Dr.	4	\$1,252	7	\$500	\$752	\$1,252	5/30/2012	9/15/2012*	11/30/2012	Valencia	\$2,313
1219-D	Mariner Dr.	4	\$1,252	6	\$500	\$752	\$1,252	5/30/2012	9/15/2012*	11/30/2012	Valencia	\$2,367









UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES  
OF THE PLUMBING AND PIPE FITTING INDUSTRY

LOCAL UNION NO. 38

1621 MARKET STREET • SAN FRANCISCO, CA 94103

June 11, 2012

Supervisor Jane Kim  
1 DR. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689

Dear Supervisor Kim:

For the last two months, I have been trying to set up a meeting with you to talk about issues relating to Treasure Island. I know that you have a busy schedule and therefore, I have been trying to schedule a date through your aide. On numerous occasions she has told me that you want me to meet with her and I have responded that I prefer to meet with you as you are the Supervisor for District #6 and Treasure Island is in your District.

Friday she told me that you refuse to meet with me and requested that I meet with her. I can't begin to tell you how disappointed I am that you would make me give my report to your aide and then have her repeat it to you at a later date.

As you know, I am a Director on the Treasure Island Authority Board and think I deserve the same respect that I would give to you. If you were to call me and ask to meet with me on any matter, I would not ask you to first meet with my assistant. I strongly feel that all Directors of the Treasure Island Authority Board should have an open door policy to the Supervisor of the District.

I hope this is all a misunderstanding and that we can move forward from here. If not please let me know why you would treat me like this.

Sincerely,

LARRY MAZZOLA, JR  
Assistant Business Manager, Local 38  
Director Treasure Island Development Authority

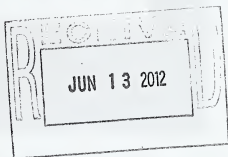
cc:  
All Directors of Treasure  
Island Development Authority





June 13, 2012

Treasure Island Development Authority  
Board of Directors  
One Avenue of Palms, Second Floor  
Treasure Island  
San Francisco, CA 94130



Re: *Treasure Island Maintenance Contracts*

Dear TIDA Directors:

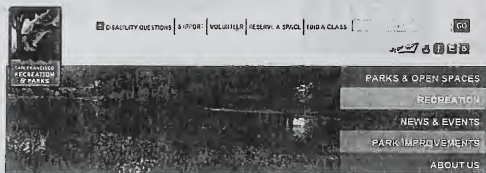
We would first like to thank you and the TIDA staff for your work to date toward increasing job standards on Treasure Island maintenance contracts. As we wrote in our recent letter to Mayor Lee, these conversations have been robust and educational, with proposed approaches from both our community-labor coalition and from Treasure Island service providers.

We support the renewal of the Rubicon landscaping contract on a month-to-month basis while we work with you and your staff to apply the area standard wages, benefits, and retirement adopted by the City and County of San Francisco in the attached CA Industrial Relations department-certified Gardener Apprenticeship Program, which starts workers off at \$13.26 per hour with opportunities for advancement up to \$23.60 per hour plus benefits. This program is the reason that the area standard for landscaping in San Francisco has moved beyond a dated prevailing wage determination for this work, as we expect the state to soon confirm in an updated ruling.

We similarly support the renewal of the Toolworks contract on a month-to-month basis for the next 90 days, rather than the annual renewal proposed before you today. Our proposal would require \$12.90 per hour up to \$18.65, plus benefits including health and pension contributions. This program would offer true career pathways and advancement for disadvantaged and disabled workers.

The Mayor's Office has informed us that our organizations are to be involved in the process of modifying these contracts during this deliberative process and we respectfully request two pieces of information from your staff in order ensure the best possible results.

First, we ask for all wage and benefit data with respect to landscaping and janitorial services performed since July 1, 2011. You are likely aware that the City's Minimum Compensation Ordinance obligates non-profit employers to pay workers no less than \$11.03 per hour. In our meetings on this issue, we have been told landscaping workers are paid \$11.50 an hour or \$13 in cases of seniority, but a recent letter from TIHDI suggests workers average \$14 per hour. This is an important fact to be resolved on the basis of certified payroll or TIDA's equivalent.



## 3410 Horticulture Worker - Gardener Apprenticeship Program

This apprenticeship program is a public / private partnership between the City and County of San Francisco, the Northern California District Council of Laborers, the Department of Apprenticeship Standards of the State of California, San Francisco City College, the Mayors' Office of Economic and Workforce Development, the San Francisco Recreation and Parks Department and Laborers', Local 261. It is a State of California certified program through the Department of Industrial Relations' Division of Apprenticeship Standards.

Successful participants will complete no less than 4000 hours of supervised on-the-job training in the field in addition to successful completion of the following 5 courses: OH 50 Introduction to Horticulture, OH 53 A/B Horticultural Landscape, OH 76/77 Plant Identification Spring/Summer and Fall/Winter. All courses and instruction are provided by the City College of San Francisco's Department of Horticulture and Floristry. All classroom instruction is in addition to work hours and unpaid.

Candidates for this apprenticeship must possess a superior work ethic, the desire to work with and for the public at large, the ability to follow directives and complete assigned tasks, a professional appearance, attention to detail and the ability to work alone and in groups. Their focus should be towards stewardship of the land and its resources, preservation and improvement of the City and County parks and green spaces, sustainability and leaving a lasting legacy.

The inaugural class of 10 apprentices was launched December 13th 2010 at the Recreation and Park Department. This class is based out of the nursery within Golden Gate Park and works Monday through Friday from 8:00AM to 4:30PM. The apprentices work a 40 hour week with a starting wage of \$13.26 per hour. Raises are given at 5% increments per 500 hours worked, with a maximum rate of \$23.60 per hour. Apprentices agree to be available to work all days and hours based on department need and assignment. Availability and attendance of night classes at the City College of San Francisco is also required.

Further information and photos can be found on the [blog](#)

John R. Rauli  
Apprenticeship Coordinator  
[john.rauli@sfgov.org](mailto:john.rauli@sfgov.org)

June 22, 2012



Mirian Saez  
Director, Treasure Island Operations  
Treasure Island Development Authority  
One Avenue of the Palms, Bldg. One, 2nd Floor  
San Francisco, CA 94130

Dear Mirian:

First, my apologies for the long delay in sending this letter. Life presented a few challenging family matters this spring. Between time out-of-the-office and then catching up from my absence, I'm woefully behind! Late as this letter is, I simply could not forego sending it and saying.....

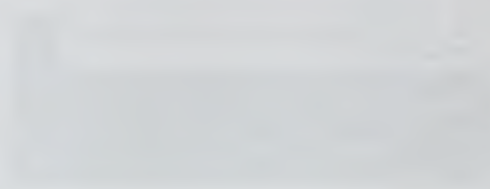
Once again, thank you for participating in Session II of the California Issues & Trends Program (CIT), "California's Heritage: Shaping California's Future." The entire session received high marks from the members of the Class of 2012. We are so delighted that you were able to bring your knowledge and experience to our program and its participants. Everyone especially appreciated the opportunity for Q&A with you, which truly enhanced the presentation content.

For the past 21 years, through its California Issues & Trends Program, Leadership California has educated and motivated over 1,200 women to make a difference in business, in community and in California. Our partnerships with our speakers and supporters have been essential to our organization, and we are delighted that you were with us.

Again, we know you have many demands on your time and talents and we thank you for sharing both with Leadership California. Your participation in and support of our program is greatly appreciated.

Sincerely,

Pamela Hemann, CAE  
Executive Director



The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results are as follows:

Condition	Result 1	Result 2	Result 3
Condition A	1.2	1.5	1.8
Condition B	1.1	1.4	1.7
Condition C	1.3	1.6	1.9
Condition D	1.0	1.3	1.6

The data indicates that Condition C yields the highest results across all three metrics, while Condition D yields the lowest. The results for Condition A and Condition B are intermediate and relatively similar to each other.

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From: "Todd Herberghs" <therberghs@defensecommunities.org>  
To: <kate.austin@sfgov.org>  
Cc: <lmaloy@defensecommunities.org>  
Date: 07/10/2012 06:04 AM  
Subject: Your ADC Defense Community Award Nomination

Dear Ms. Austin,

On behalf of the Association of Defense Communities (ADC) and its Awards Committee, we would like to congratulate you on the selection of your nomination of Michael Tymoff for the ADC Base Redevelopment Leader Award.

The ADC Awards Program is a unique national program which recognizes outstanding quality projects and initiatives at communities with active and realigning or closing installations, the individuals that lead them and members from the military and private sector and recognizes outstanding achievements in the field. The program recognizes innovative plans and projects, distinguished public officials and lay contributors, and ADC members. The program is the centerpiece of ADC's efforts to identify and promote best practices.

Award winners will be formally recognized at the 2012 ADC Annual Conference at the Defense Communities Awards Luncheon. Below is important information regarding information that ADC needs from you regarding the nomination.

Again, congratulations. Should you have any questions, please feel free to contact LaShawn Maloy at [lmaloy@defensecommunities.org](mailto:lmaloy@defensecommunities.org)

Regards,

-Todd

-----  
-Todd Herberghs  
Chief Operating Officer  
Association of Defense Communities  
1023 15th Street NW, Suite 200  
Washington, DC 20005  
Tel: (202) 822-5256 ext. 422  
Fax: (202) 289-7499  
[therberghs@defensecommunities.org](mailto:therberghs@defensecommunities.org)



The Voice of America's Defense Communities

From: Kate Austin/MAYOR/SFGOV  
To: Michael Tymoff/MAYOR/SFGOV@SFGOV, Kelly Pretzer/MAYOR/SFGOV@SFGOV  
Date: 06/20/2012 01:53 PM  
Subject: CEQA Lawsuit Update

Dear Directors,

At the end of last week and the beginning of this week, a hearing on the merits of the CEQA lawsuit regarding the Treasure Island Development Project was held in San Francisco Superior Court, with the Honorable Teri L. Jackson presiding. The hearing spanned eight hours over three days, with petitioner presenting its case, the City and TICD presenting our case, and finally with a petitioner rebuttal. A decision is expected within 90 days. We will certainly update you once a decision on the merits has been issued.

On Tuesday, at the conclusion of the hearing on the merits, the court issued a ruling denying TIHDI's motion to dismiss the case. Again, we will update you as the proceedings continue.

Best Regards,  
Michael Tymoff

Michael Tymoff  
Project Director  
Treasure Island Development Project  
One South Van Ness Avenue, Fifth Floor  
San Francisco, CA 94103

Tel: 415-749-2488  
Email: Michael.Tymoff@sfgov.org





FOR IMMEDIATE RELEASE

## **TYMOFF HONORED FOR BASE REDEVELOPMENT LEADERSHIP BY ASSOCIATION OF DEFENSE COMMUNITIES**

The Association of Defense Communities has named Michael Tymoff the 2012 Base Redevelopment Leader of the Year, presenting the award Aug. 6 at the ADC Annual Conference in Monterey, Calif. The award recognizes an individual from a closed or realigned base whose leadership efforts have been essential to the success of the base's redevelopment.

ADC is the nation's leading association representing U.S. communities and states with a significant military presence.

"Our country is fortunate to have leaders such as Michael Tymoff, who understands how to help meet the challenges facing communities and states that support and have supported military missions across the U.S.," said John Armbrust, President of the Association of Defense Communities.

As project director for the redevelopment of Treasure Island and Yerba Buena Island, Tymoff has shepherded the effort to transform the former naval base into a vibrant, livable community and regional destination from its formative planning years through an intensive entitlement process. Tymoff's leadership and commitment to community development and green building is expected to deliver a new San Francisco neighborhood that features the best in innovative urban planning strategies, demonstrates an unparalleled commitment to environmental stewardship, and prioritizes community development and economic vitality for the city and the region.

Tymoff's leadership has allowed the redevelopment project to take advantage of the latest standards of the profession related to construction technologies, transportation, urban design, waste systems, adaptive reuse of historic structures, landscape architecture and habitat management. In 2009, he was responsible for securing the project's selection as one of 16 founding projects by the Clinton Climate Initiative's Climate Positive Development Program. More recently, Tymoff orchestrated a pivot from funding the project through tax-increment financing to the use of infrastructure financial districts, a move that ensures it maintains a sound financial footing while preserving the greatest amount of public benefits promised by the project.

From the beginning, Tymoff's vision led the design and development teams to consider Treasure Island and Yerba Buena Island in the context of the city of San Francisco as well as for the surrounding Bay Area region. Development plans for Treasure Island include 8,000 new residential units with 25 percent affordable housing, three hotels, a 400-slip marina, restaurants, retail and entertainment venues, plus 300 acres of parks and open space.

ADC ([www.defensecommunities.org](http://www.defensecommunities.org)) represents 200 communities, states and regions with a significant military presence, and partner organizations. ADC unites the diverse interests of communities, state

governments, the private sector and the military on issues of base closure and realignment, community-military partnerships, defense real estate, mission growth, mission sustainment, military privatization, military families/veteran support and base redevelopment.

###

*Note to Editors: Photos may be available following the awards presentation on Aug. 6. For photo and interview requests or more information, contact Randy Ford, 202.487.4200, [rford@defensecommunities.org](mailto:rford@defensecommunities.org).*

MRS. MIRIAM SAEZ  
TREASURE ISLAND DEVELOPMENT AUTHORITY  
MR. PETER SUMMERVILLE  
MRS. RUTH GRAVANNIS

JUL 13 2012  
MS PS, file

ON SATURDAY, JULY 7TH, 32 MEMBERS OF THE TRAILS CLUB OF ROSSMOOR (WALNUT CREEK) HAD THE PLEASURE OF BEING GUIDED BY RUTH ON A 3 1/2 TOUR OF THE HISTORY & ACTIVITIES OF TREASURE ISLAND, AND LUNCH & TOUR OF YERBA BUENA WITH SPECIAL NOTES OF THE WORLD FAIR IN 1939, SOME OF THE CURRENT ACTIVITY OF THE LABOR DEPT. & OTHER DISCUSSION.

EVEN THOUGH I HAVE LIVED IN/AROUND THE BAY AREA FOR MOST OF MY LIFE, AND DRIVEN MANY TIMES THROUGH THE TUNNEL TO HEAR THE DETAILS OF OUR LOCAL ENVIRONMENT WAS INDEED A PLEASURE. PLEASE THANK RUTH AGAIN FOR THE SPECIAL MAPS & ORGANIZED LOGISTICS THAT SHE PROVIDED US

SHE WAS INDEED A TREASURE FOR OUR PLEASURE.

SINCERELY,



WINT MATHER  
[wintmather@aol.com](mailto:wintmather@aol.com)



CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS,  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG



MIRIAN SAEZ  
DIRECTOR OF ISLAND OPERATIONS

July 30, 2012

Ms. Amy Choi  
California Department of Transportation  
Division of Aeronautics  
PO Box 942874, MS #40  
Sacramento, CA 94274-0001

Dear Ms. Choi,

Please let this letter serve as the Treasure Island Development Authority's (Authority) application for a Temporary Airport Authorization for the paved area on Treasure Island located east of 600 California Avenue adjacent to Building 3 - Latitude 37, 49', 11"N, Longitude 122, 21', 53" W; as more specifically designated in the map attached to this letter. The purpose of this Temporary Airport Authorization request is to support media helicopter operations during a portion of the 2012 Americas Cup World Series race schedule; specifically departures and landings for the official helicopters charged with filming the race for broadcast purposes.

The helicopter operations are proposed to conform to one of two operational alternatives at the Premises:

1. Two distinct landing areas which would also serve as parking areas.
2. One landing area with a separate designated parking areas.

The details of the proposed helicopter operations at the site are as follows:

**Helicopter Operator:** Corporate Helicopters, a division of Shier Aviation Corporation

**Helicopter Type:** Two (2) Eurocopter AS350 B2 ASiar helicopters

**Operational Period:** Daily between August 22nd and August 26th, 2012

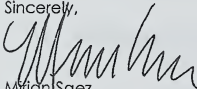
**Daily Operational Schedule:** No more than four (4) departures and landings per helicopter per operational day under the general flight schedule as found below:

- Landing (from Oakland): approx. 9:00 AM
- Departure (test flight for technical checks): approx. 10:30 AM
- Landing (test flight for technical checks): approx. 11:15 AM
- Departure (race coverage): approx. 12:45 PM
- Landing (race coverage): approx. 4:15 PM
- Departure (to Oakland): approx. 5:00 PM

The America's Cup Event Authority (ACEA) and Corporate Helicopters have submitted an Application for Use Permit for the location that has been previously reviewed and approved by the Authority, the United States Navy Caretaker Site Office (Navy), the San Francisco Fire Department and San Francisco Police Department. The Authority, in its capacity as Caretaker of former Naval Station Treasure Island, and the Navy, in its capacity as owner of the property, are both in support of this application for a Temporary Airport Authorization. A letter from the United States Navy confirming this approval is attached to this letter.

Thank you for your attention to this matter. Should you have any questions or require additional information to complete your review of this application, please contact Treasure Island Project Office staff member Peter Summerville at (415) 274-0665.

Sincerely,



Mirian Saez  
Director of Island Operations

Attachments:      Site map of proposed Temporary Airport  
                         Letter from United States Navy

Cc:    file  
      Denis Harvey, America's Cup Event Authority  
      Mandy Patterson, Corporate Helicopters  
      Patricia McFadden, United States Navy



DEPARTMENT OF THE NAVY  
BASE REALIGNMENT AND CLOSURE  
PROGRAM MANAGEMENT OFFICE WEST  
1455 FRAZEE RD, SUITE 900  
SAN DIEGO, CA 92108-4310

11011

Ser BPMOW.pam/0449

July 27, 2012

Ms. Mirian Saez  
Treasure Island Development Authority  
One Avenue of The Palms, Suite 161  
San Francisco, CA. 94130

Dear Ms. Saez:

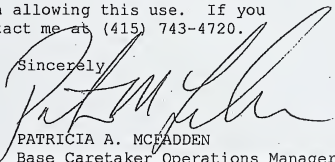
We are in receipt of your request for a license to land helicopters east of Building 3 within Navy-owned property at Treasure Island. These helicopter landings are in support of filming for the America's Cup races in the San Francisco Bay, and this project is under a permit with TIDA.

In order to approve a license for these operations, the Navy requires written documentation certifying that the proposed areas are safe for helicopter landings and specifying any restrictions that would apply. The written documentation must be from an agency with expertise in helicopter operations, such as Caltrans - an agency which approves helicopter landing sites in California. The Navy will only issue a license for these activities after this documentation is received.

We will also need to get documentation evidencing the required insurance coverage for the helicopter operations, have documentation of the Navy named as an additionally insured, and have the appropriate waiver of subrogation.

Assuming all documentation will be provided by TIDA, the Navy is moving forward with allowing this use. If you have any questions, please contact me at (415) 743-4720.

Sincerely,



PATRICIA A. MCEADDEN

Base Caretaker Operations Manager  
By direction of the Director



# 34TH AMERICA'S CUP





CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS,  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG



MIRIAN SAEZ  
DIRECTOR OF ISLAND OPERATIONS

July 30, 2012

Mr. Ian Mill  
6540 Arlington Blvd  
Richmond, CA 94805

### NOTICE OF REMOVAL – VESSEL CF 3955EL

Dear Mr. Mill

Vessel CF# 3955EL, a sailboat vessel of which you are the registered owner, was issued a **Notice of Violation** by the Treasure Island Development Authority (TIDA) on July 20, 2012, for anchoring in Clipper Cove on former Naval Station Treasure Island for longer than 24 hours without an appropriate TIDA-issued Anchorage Permit, which is a violation of Section 1.1 of the San Francisco Police Code (SFPC).

Under the authority of SFPC Section 1.1, TIDA removed your vessel from its anchorage in Clipper Cove on July 30, 2012 and the vessel is currently docked at a guest berth at Treasure Isle Marina in Clipper Cove.

You are hereby notified that you have fifteen (15) days from the date of this **Notice of Removal** to contact TIDA to claim your vessel upon payment of all costs associated with the towing and storage of the vessel. Should you fail to claim your vessel within this fifteen (15) day period, TIDA will initiate lien-sale proceedings in order to dispose of the vessel. As registered or legal owner of vessel CF 3955EL, you are responsible for all costs incurred by TIDA for the towing, storage, lien-sale and disposal of the vessel. To make arrangements to claim your vessel, you may contact TIDA as follows:

Treasure Island Development Authority  
One Avenue of Palms, Second Floor  
Treasure Island  
San Francisco, CA 94130

Phone: 415-274-0665  
Email: [Peter.Summerville@sfgov.org](mailto:Peter.Summerville@sfgov.org)  
Fax: 415-274-0299

As the registered or legal owner of the vessel you, or any other person known to have an interest in the vessel, will have the opportunity for a post-removal hearing before TIDA, or its designee, to determine the validity of the removal and storage. Request for a hearing must be made to TIDA in person, by telephone, by email, or by regular mail **within 10 days** from the date of this Notice of Removal. If you as the registered or legal owner, or any other person known to have an interest in the vessel, disagree with the decision of TIDA or its designee after the hearing, you or they may seek review of the decision pursuant to Section 11523 of the California Government Code. Please contact TIDA staff member Peter Summerville at the number referenced above if you have any questions regarding this Notice of Removal.

Sincerely,



Mirian Saez

Director of Island Operations

CC: San Francisco Police Department Marine Unit  
Office of the City Attorney  
file

From: Joshua Arce <josh@brightlinedefense.org>  
To: "mirian.saez@sfgov.org" <mirian.saez@sfgov.org>, "asja.steeves@sfgov.org" <asja.steeves@sfgov.org>, "tida@sfgov.org" <tida@sfgov.org>,  
Cc: "Ramon Hernandez (ramon@jiuna261.org)" <ramon@jiuna261.org>, "olgam@seiolocal87.org" <olgam@seiolocal87.org>, "Jackie Flin (jackie.aprisf@yahoo.com)" <jackie.aprisf@yahoo.com>, Eddie Ahn <eddie@brightlinedefense.org>  
Date: 08/01/2012 02:35 PM  
Subject: landscaping prevailing wage update?

Hello Mirian and TIDA Directors, I hope that the summer is treating you well.

I write with respect to the upcoming discussion of the landscaping prevailing wage issue at your August 8 TIDA Board meeting. You will recall that the Laborers Local 261, SEIU Local 87, Brightline and APRI delivered the attached letter at your June 13 meeting requesting information regarding the current wages being paid for Treasure Island landscaping services as well as data with respect to First Source hiring compliance on landscaping work.

As of today, we have not received this information and we have received no insight into TIDA's thoughts regarding how to improve wage and benefits standards for Treasure Island landscaping so as to match the area standard in place for City and County of San Francisco landscaping.

The only information currently before us at this time is the attached 2011-2012 TIDA landscaping contract and landscaping budget. Note that the landscaping contract obligates its landscaping contractor to permit audit and inspection of payroll records under paragraph 28 on page 12 and to enter into a First Source Hiring Agreement with the City and County of San Francisco under paragraph 45 on page 19. With respect to the budget, it appears that the \$641,000 contract consists of approximately 15,600 hours of work billed at approximately \$41 dollars an hour for "labor and indirect," but we have absolutely no way to determine the amount of wages and benefits actually accrued to workers. You will recall that estimates have ranged everywhere from minimum wage to \$14.75 per hour, and we need the requested documentation to make a precise determination of the working conditions on Treasure Island as compared to City and County projects.

Therefore, we once again respectfully request this information to be provided no later than the end of this week, as well as a meeting to sit down with you and your staff to discuss your thoughts around establishing area standard wage and benefits requirements for Treasure Island landscaping, to occur either next Monday or Tuesday, in advance of the next TIDA meeting.

Thank you again,

Josh

Joshua Arce  
Executive Director  
Brightline Defense Project  
1028A Howard Street  
San Francisco, CA 94103  
415-252-9700 phone  
415-252-9775 fax  
[www.brightlinedefense.org](http://www.brightlinedefense.org)





CAB Cancellation Notice - 8/7/12

Kate Austin to: Kate Austin

Bcc: Asja Steeves

08/01/2012 10:34 AM

## NOTICE OF MEETING CANCELLATION

Please note that the Tuesday, August 7th, 2012 meeting of the Treasure Island/Yerba Buena Island Citizens' Advisory Board (CAB) has been CANCELLED.

Please contact Kate Austin at (415) 749-2403 with any questions.



CAB Cancellation 8-7.pdf

\*Please note my new address and phone number below

Kate Austin  
Treasure Island Development Project  
One South Van Ness Avenue, Fifth Floor  
San Francisco, CA 94103  
P: 415-749-2403  
kate.austin@sfgov.org



From: Mirian Saez/ADMSVC/SFGOV  
To: "Joshua Arce" <josh@brightlinedefense.org>,  
Cc: "Ramon Hernandez (ramon@liuna261.org)", "olgam@seiulocal87.org", "Jackie Flin (jackie.aprist@yahoo.com)", "Eddie Ahn" <eddie@brightlinedefense.org>, Michael Tymoff/MAYOR/SFGOV@SFGOV, Asja Steeves/ADMSVC/SFGOV@SFGOV  
Date: 08/03/2012 11:00 AM  
Subject:

Josh,

Thanks for your email. The TIDA Board took a recess in July, a perfect time for all to enjoy the summer. In response to your email on Wednesday, I have the following.

In June, the TIDA Board gave direction and took action with regards to the Rubicon service contract. The TIDA Board agreed that Project Staff required time to review the issue of an area standard wage as it complies with the JEOP before negotiating the renewal of Rubicon's service contract. The TIDA Board then approved the three month extension of the Rubicon service contract so as to not disrupt landscape services on the Island.

Project Staff will first present its review and recommendation of an area standard wage to the TIDA Board at next week's meeting, August 8th. You are encouraged to provide comment at that time. The agenda will be posted later today, Friday, August 3. Once the TIDA Board takes action, Project Staff will proceed accordingly with their informed direction. Project Staff anticipates beginning negotiations on the Rubicon service contract in September. Wages and benefits will be discussed and negotiated consistent with TIDA Board direction. Further, Project Staff will also review Rubicon's First Source Hiring contract obligations and residency data with respect to candidates referred for Rubicon employment.

Please be advised that Rubicon's wage and benefit information is not maintained in the TIDA's office. I was unaware that the wage and benefit information was not provided to you during your meetings and discussions with TIHDI and its members. I have discussed this matter with Rubicon Executive Director Jane Fischberg.

Michael Tymoff and I are available to discuss the above with you. Michael's office number is 749.2488. My direct line on Treasure Island is 274.0669.

Best,

Mirian Saez  
Director of Island Operations  
Treasure Island  
One Avenue of Palms  
San Francisco, CA 94130  
415.274.0660 General Office  
415.274.0300 Commission Secretary





# Electric vehicle industry gets jolt from chargers

BY LINDSAY RIDDELL

San Francisco Business Times

Bay Area companies developing electric vehicle technologies are a major bright spot for the cleantech sector, which has faced bad publicity and waning enthusiasm from investors.

Forty-four percent of all venture capital invested into the sector in the United States since 2007 has flowed into Bay Area companies, including electric car maker Tesla Motors, charging companies Ecotality Inc., Better Place Inc. and Coulomb Technologies Inc., and electric motorcycle maker Mission Motors Inc.

Investors put nearly \$2.8 billion into the electric vehicle technology sector since 2007, with \$1.2 billion of that going into

Bay Area companies, including those in the East Bay and South Bay, according to research firm Cleantech Group.

"In a market that's faced a lot of criticism over the EV (electric vehicle) space and the investment made in it, the reality of it is there's been almost four times as many EVs sold this year than in first quarter of last year so we are seeing growth," said Scott DePasquale, an investor with Braemar Energy Ventures, which co-led Coulomb's recent \$47.5 million funding round.

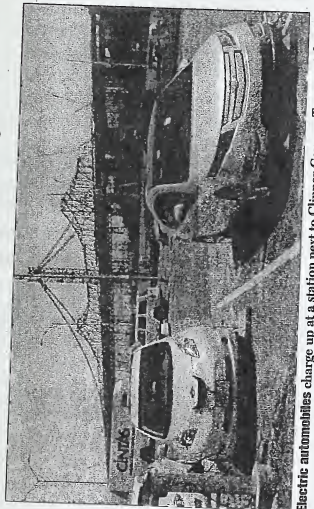
Electric vehicle technology companies here are showing strong signs of growth. San Francisco-based electric car charging company Ecotality more than doubled revenue in 2011 to \$28.4 million from \$13.1 million in 2010 — a 107 percent increase. The company's Blink-branded charging stations are installed at more than 5,000 spots across the country, and it now employs about 180 people.

"We are seeing big upticks in usage of our commercial charging stations, and that coalesces into an uptick in EV purchases," said Colin Read, vice president of business development for Ecotality.

Coulomb Technologies based in Campbell just raised \$47.5 million in fresh capital from investors, including Menlo Park-based Kleiner Perkins. Caulfield & Byers and New York-based Braemar Energy Ventures. Coulomb said 6,500



Read



Electric automobiles charge up at a station next to Clipper Cove on Treasure Island.

electric vehicle chargers are part of its ChargePoint network, including Coulomb-branded chargers as well as other brands. Coulomb sells annual service plans to charge station owners to manage billing of electric car drivers.

And Palo Alto-based Better Place has set records with its fundraising, drawing \$780 million in venture capital for its battery swap stations and other electric charging infrastructure deployed in foreign markets including Israel and Denmark.

The success of these companies has had ripple effects, inspiring a new class of Bay Area startups working to ease "range anxiety" with apps that locate available charging stations, tell a driver how much juice a battery has left and more. There's

## POWER LINES

The Bay Area has received almost half of electric vehicle technology venture capital investment since 2007.



Note: Data include investment in Better Place, which Cleantech Group considers an Israel-based company.

SOURCE: Cleantech Group.

even a consulting service, EV Charging Pros based in Novato, that advises corporations and commercial property owners and managers about how to choose electric vehicle charging equipment.

About 17,500 electric vehicles were sold in the United States in 2011.

Even as GM this year reduced its projections for production of its electric Volt, Coulomb CEO Pat Romano said electric car adoption is still moving in the right direction with 60,000 electric and plug-in electric vehicles expected to hit the market next year.

"I think we're going to be laughing at the growth rates we've seen now in a couple of years," he said. "We're seeing substantial growth rates. And we think 2013 and 2014 are going to be great years."

lridell@bizjournals.com / (415) 288-4968 ■



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## Bringing wine-making to Treasure Island

Published 03:20 p.m., Thursday, July 19, 2012

A quick turn off the Bay Bridge and you find yourself on Treasure Island, where Stein Family Wines operates out of an unassuming building that used to be a meat locker. It has been completely transformed into a full-scale wine-making operation that produces hundreds of cases of wine each season.

"A meat locker is actually the perfect kind of space," explains owner Josh Stein. "It is 85 degrees outside the winery, but 55 degrees inside. It was a nice way to reuse something that already existed."

Among their many selections is a 2011 Lodi White Moscato Rosato, which has 14 percent Cabernet Franc in the blend. "We named this one Magic Hour, because it has a beautiful hue that reminds you of the hours near the end of the day, when the sun is setting. Every time people try it, they smile," says Stein.

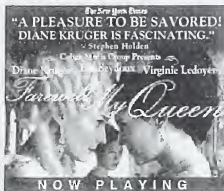
This wine retails for \$20 per bottle. Another popular choice is their 2010 Vaquero Sonoma County Chardonnay that costs \$16 per bottle. One of the core principles behind Stein Family Wines is the philanthropic aspect built into every bottle they sell.

"We take the idea of sustainability beyond the way the crop is treated," says Stein. "Everything that comes into contact with the product has to be sustainable, and for us the most important piece is the workers."

The company adds five percent onto the cost of each bottle; the funds are directly earmarked to pay for the education of the wine workers' children. Rather than donating a portion of their profits - which can be fickle in this business - the company guarantees that funds are raised by building it into the daily sales. Customers can receive 15 percent off by mentioning the San Francisco Chronicle either online or at the Treasure Island facility.

Their tasting room is located at 751 13th at Avenue I on Treasure Island. For details, visit [steinfamilywines.com](http://steinfamilywines.com).

*Stein Family Wines 751 13th at Avenue I Treasure Island, CA (707) 363-8462 [www.steinfamilywines.com](http://www.steinfamilywines.com)*



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**Stein Family Wines**  
751 13th at Avenue I  
Treasure Island, CA  
(707) 363-8462  
[www.steinfamilywines.com](http://www.steinfamilywines.com)







From the San Francisco Business Times

:<http://www.bizjournals.com/sanfrancisco/print-edition/2012/06/22/massive-redevelopment-projects-saved.html>

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## San Francisco Structures

# Massive redevelopment projects saved from oblivion

### Hunters Point, Transbay stay funded

San Francisco Business Times by Rick Jurgens

Date: Friday, June 22, 2012, 3:00am PDT

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Despite the statewide shutdown of redevelopment programs, San Francisco still has billions of dollars of property tax revenue available to invest in high-profile projects at Hunters Point, Treasure Island, Mission Bay and in the vicinity of the old Transbay Terminal.

Tiffany Bohee, executive director of the Oversight Board that now directs planning and spending on San Francisco's former redevelopment projects, acknowledged that the abolition of redevelopment, effective Jan. 31, had restricted the city's ability to fund development.

"Our toolbox is narrowed," she said.

But Bohee said San Francisco officials had managed to cushion the initial shock. Because the law that abolished redevelopment didn't erase the city's pre-existing commitments to build infrastructure, public facilities and housing, the resulting "enforceable obligations" will allow the city to continue to raise money for investments and related costs, and repay bonds with a portion of future property tax receipts in the affected project areas, she said.

But some projects — such as the Schlage Lock site — are at risk and future areas won't have the benefit of affordable housing and small business support that redevelopment agency has brought.

"(This is) a seismic event for urban development in California," said Jonathan Scharfman, general manager of Universal Paragon Corp., the developer who had planned to tap redevelopment funding sources for a project at the site of the former Schlage Lock factory in Visitacion Valley.

Basically, some funding previously available in San Francisco and other local jurisdictions for economic development will be redirected to school, community college and transit districts; in fiscal 2011 the Redevelopment Agency posted \$104 million of tax increment revenue and total revenue of \$172 million — not chump change even for a budget as large as San Francisco's.

## Two areas challenged

Still, about \$2.4 billion is available for public investments in project areas of the now defunct San Francisco Redevelopment Agency. Cost increases on existing commitments could boost the total available as high as \$4.1 billion, but that is extremely unlikely, said Wells Lawson, the project manager for the Hunters Point area.

The city will also invest another \$875 million to support development on Treasure Island, according to Michael Tymoff, project director of the Treasure Island Development Authority. That investment will be financed by bond sales by special infrastructure or community facilities districts.

Two smaller redevelopment areas — the Visitacion Valley area around the old Schlage Lock plant and in the Mid-Market area east of the Civic Center — had no similar contracts or commitments in place when the state law took effect, Bohee said. The city will explore other funding and support mechanisms to back development in those areas, she said. While Mid-Market is on its way, with at least \$500 million in investment since Twitter announced its lease in April 2011, Visitacion Valley will be hurt.

Scharfman said that in Visitacion Valley the loss of tax-increment dollars to fund infrastructure and housing development had been a tough blow. "We're working with the city to identify alternative sources for that funding," he said. "We remain committed to the completion of this important project."

## Dates to post-WWII period

California's redevelopment law, enacted after World War II, gave local governments the power to tap property tax revenue to invest in blighted areas.

Redevelopment programs were built on the premise that public investment would lead to development that would boost property values and attract private developers. That public investment would be funded by the sale of bonds backed by an expected increase in property tax revenues — the so-called tax increment.

State law also required redevelopment agencies to spend or set aside 20 percent of tax-increment revenue for affordable housing. Since 1989, San Francisco's policies resulted in



the Redevelopment Agency spending at least 50 percent of such revenue on affordable housing, Bohee said. About \$200 million of such funding remains on hand, she added..

All told, city development officials expect to have nearly about \$1.62 billion in tax-increment revenue to support key developments, including more than \$1 billion for Hunters Point, \$525 million in for Mission Bay, \$450 million for Treasure Island and \$57 million for Transbay., according to Lawson.

### **Paying for Treasure Island**

The financing authority at Treasure Island will be vested in a special infrastructure district, which can use tax-increment income but under more restricted terms than existed under redevelopment.

The city plans to raise another \$1.2 billion for these redevelopment projects by selling Mello Roos community facilities district bonds.

While the original development plans for Treasure Island counted on redevelopment's incremental property tax revenue and land-use planning powers, after the state pulled the plug on redevelopment city officials rescinded Treasure Island's designation as a redevelopment area. "It took wind out of our sails initially," Tymoff said.

But there was too much at stake on Treasure Island to abandon, according to Tymoff.

"The city and its development partner had to act very quickly and creatively at the eleventh hour," he said.

Development plans at Treasure Island "weren't affected by it," said Christopher Meany, a partner at Wilson Meany, which is a partner in the private developer at the island. "The rules for the project were adapted to meet the known reality" created by the abolition of redevelopment, Meany added.

### **Less affordable housing**

The use of community facility bonds and bonds issued by a special infrastructure district has some drawbacks, according to Tymoff. Infrastructure districts can tap tax-increment revenue, but face a lower ceiling on the portion of such revenue they can use: 65 cents on the dollar for infrastructure districts, versus 80 cents on the dollar under redevelopment. In addition, infrastructure districts' incremental revenue can't be spent on new housing, Tymoff said.

As a result of the loss of redevelopment, only 2,000 of the 8,000 new housing units planned for Treasure Island will be affordable to low- or moderate-income people.

Previously, the plan was to make 30 percent of the new units affordable, and pending legislation could restore the original target, Tymoff said.

Though projects like Treasure Island will not be terribly affected, others, like Schlage Lock, face an uncertain fate, and future areas that might have benefited won't get the help that might have turned them around.

"(The abolition of redevelopment) will have ramifications for decades," said Scharfman, the developer of the Schlage Lock site.

## San Francisco Structures 2012 stories



### San Francisco Structures map

An interactive map with links and information on scores of projects planned or under construction in San Francisco. [Full story](#)



### Office developers scour for more square feet

Office development is making a comeback in San Francisco. With downtown vacancies now under 9 percent and rents climbing into the mid \$50s a square foot, developers are pouncing on land and redevelopment plays with an optimism not seen since 2006. [Full story](#)



### Historic buildings to buzz with artisans, startups

Eddie Orton has the keys to Pier 70 — and he is not going to be shy about using them. After decades of failed redevelopment attempts, Orton Development is moving forward with the rehabilitation of the six buildings that line 20th Street south of Mission Bay, considered the most historically important cluster of buildings in the oldest working civilian shipyard in the United States. [Full story](#)



### New housing caters to Gen Y techie lifestyle

When real estate investment trust AvalonBay opens its \$125 million apartment building at 55 Ninth St., next to Twitter's headquarters, it will be unlike any rental complex the company has built. [Full story](#)



### Mid-Market flooded with new investment

Twitter moved into its grand new headquarters in Market Square this month, and other tech companies like Yammer and One King's Lane are right behind it. Their arrivals herald a turnaround for some of the most deteriorated stretches of Market Street — but others still languish. [Full story](#)



Few new hotels planned for hottest U.S. market  
 San Francisco is arguably the hottest hotel market in the country. So why doesn't anyone want to build more rooms here? [Full story](#)



New construction doesn't pencil for hotel developers  
 Real estate investors have been checking into San Francisco's hospitality market in recent years, landing deals at a significant discount to replacement cost. [Full story](#)



Developers, nonprofits compromise on housing trust  
 While construction crews hammer away on the new Transbay Terminal in San Francisco's South of Market neighborhood, an affordable housing project — the first residential project in the Transbay district to break ground so far — is also under way. [Full story](#)



Massive redevelopment projects saved from oblivion  
 Despite the statewide shutdown of redevelopment programs, San Francisco still has billions of dollars of property tax revenue available to invest in high-profile projects at Hunters Point, Treasure Island, Mission Bay and in the vicinity of the old Transbay Terminal. [Full story](#)



Redevelopment's share of pie kept growing  
 The response to the abolition of redevelopment marks the latest chapter in California officials' efforts to adapt to the strictures of Proposition 13, the 1978 ballot initiative that set a firm ceiling on the growth of property tax revenue. [Full story](#)



Oversight board keeps massive projects on track  
 San Francisco's future redevelopment spending will be watched over by a panel that includes key players in the local version of the long-running "shell game" identified by the Supreme Court. [Full story](#)



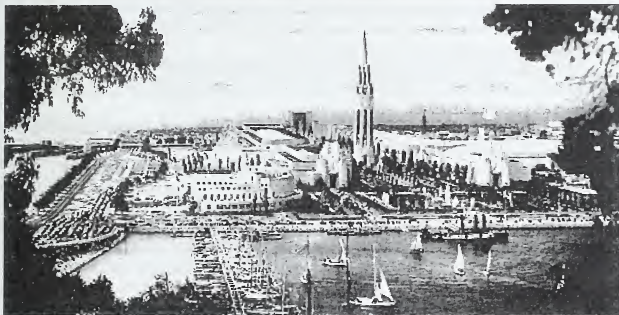
Three cultural projects open arms to public  
 SFMOMA is expanding, the Exploratorium is moving and SFJAZZ is constructing a new performance hall. San Francisco's cultural institutions are



## Upcoming: Obscura Society SF: The Lost Wonders of Treasure Island

By Annetta / July 24, 2012

### OBSCURA =SOCIETY=



*Saturday, August 18 - The man-made island in the middle of the bay came alive as the site of the 1939-40 Golden Gate International Exposition, celebrating the wonders of the Pacific - home to magnificent art deco statues, a 400 foot "Tower of the Sun", a spectacular aquacade, shocking nude shows, and a temporary city within a city.... all but vanished now.*

The Treasure Island Museum Association (TIMA) is working to celebrate the history of the island, preserve artifacts from its past, and to reopen the museum which once stood in Building One, the deco-moderne one time administrative HQ of the Exposition and later the TI Naval Station.

Join us for the chance to view the interior of the original Administration Building from the fair, and some rarely-seen fair artifacts from TIMA's collection. The first half of the tour will be led by Claire Isaacs Wahrhaftig, current Vice President of the TIMA Board of Directors. Claire attended the fair when she was a child, and she will share some historic facts and first-hand recollections of the fair. The second half of the tour will consist of a short walk to Building 180 (built by the Navy during WWII) and then Building 2 (originally the "Hall of Transportation" during the GGIE). Both the Administration Building and Hall of Transportation are officially listed in the U.S. National Register of Historic Places.

## DETAILS






- Date: Saturday, August 18
- Ages 18+
- Time: 1pm - 3:30 pm
- Address: Meet in front of Building One, near the Pacific Unity Statues: 1 Avenue of the Palms, Treasure Island

## SPECIAL INSTRUCTIONS

- We will be covering a lot of ground, so wear smart shoes and arrive ready for walking.
- Guests are encouraged to wear sun protection, and layered clothing. The weather on Treasure Island varies, and it may be very windy at times.
- Building One is wheelchair accessible through the front entrance. Disabled visitors may find it difficult to tour Buildings 180 and 2 because the walking path includes stairs and some uneven pavement/asphalt.
- Free parking is available in the lot in front of Building One. Do not park in marked spots.
- The walking path between Buildings 180 and 2 will include great views of the new Bay Bridge that is currently under construction. We ask that guests reserve their stops and photo-ops of the bridge after the tour ends.

*A portion of ticket sales for this tour go to support the Treasure Island Museum Association to support their efforts to preserve our city's history and bring the museum back to life.*

## Ticket Information

TICKET TYPE	SALES END	PRICE	FEE	QUANTITY
Obscura Society: EVENT	Aug 18, 2012	\$17.00	\$0.00	1
<div>Check out with <b>PayPal</b>     </div> <div>The safer, easier way to pay</div> <div>You will be taken to PayPal's secure checkout to complete the purchase.</div>				



## Chinese, CA companies make nutty deals

Andrew S. Ross, Chronicle Columnist  
Updated 01:42 p.m., Wednesday, July 25, 2012

They definitely like our nuts.

With Lt. Gov. **Gavin Newsom**, San Francisco Mayor **Ed Lee** and China's vice minister of commerce, **Wang Chou**, looking on approvingly, representatives of Chinese and California companies signed memorandums of understanding to buy at least \$100 million worth of California almonds and pistachios in the next 12 months.

The lucky companies, assuming the MOUs translate into solid deals, are **Blue Diamond Growers** of Sacramento and **Paramount Farms** of Lost Hills (Kern County). Similar MOUs were signed for \$50 million worth of pecans and an undetermined amount of soybeans from out-of-state agribusinesses, and \$10 million of scrap metal from **Hoistan International Enterprises** in Monterey Park (Los Angeles County).

The signing ceremony, at San Francisco's City Hall on Tuesday, was the highlight of a conference hosted by the city's public-private agency, **ChinaSF**, which drew 100 Chinese business leaders and government officials, along with Bay Area executives and representatives from Gov. **Jerry Brown's** office.

"Our state can only benefit from a strong partnership between our two regions," said **Mike Rossi**, the governor's senior jobs adviser, noting that California exports to China increased to \$14.1 billion in 2011 - second only to Mexico and Japan - and received \$1.5 billion in Chinese foreign investment.

Wang said more Chinese investment is coming and pointed to the "many co-operation opportunities," including agriculture, biotech and clean tech, but "especially infrastructure. We're following your port, airport and high-speed rail developments. And many in our delegation are involved in infrastructure," he said.

Indeed. No less than 12 engineering and construction companies and state-owned enterprises were represented at the conference. That doesn't include **China Railway Construction Corp.**, currently in negotiations to get a piece of the Hunters Point and Treasure Island redevelopment projects.

The heightened interest in the California market may have something to do with China's economic slowdown, which has severely affected the real estate and construction industries there.

"Projects are slowing down, and it's taking longer to get paid," said **Jeffrey Heller**, president of San Francisco's **Heller Manus Architects**, which has been doing in business in China for the past eight years. "Money's tight, just like here."

Which means California shouldn't expect too much too soon from the growing number of trade links and MOUs with China.

"All these agreements are good. But the details, the contracts, they all take time," said **Jennifer Matz**, director of San Francisco's Office and Workforce Development, who has made several business trips to China on behalf of the city. "The deal flow will be slower."

-- As will setting up California's trade office in China, announced with fanfare by Brown in February. The initial 2012 time frame has been pushed to "more likely 2013," said Rossi, who expects Brown to make a trip to China early next year.

Brown's office is also working with China's Ministry of Commerce to set up a China-California Working Group (the name may be changed) to further bilateral trade and investment ties.

**Spring for it:** Here's an opportunity for more immediate gratification.

**Innospring**, Silicon Valley's first U.S.-China high-tech incubator, is offering \$100,000 to startup companies to "prepare them for hyper-speed growth in the United States, China and beyond."

The money, available for up to 10 companies in the mobile Internet, clean tech and health care IT sectors (big data startups preferred), will pay for a six-month "accelerator" program, including sales and business-development workshops, mentorships with VCs and access to capital, here and in China.

Innospring, which opened its doors in April, hosts approximately 28 U.S. and Chinese startups in its 13,500-square-foot space in Santa Clara. Its financial partners include **Kleiner Perkins Caufield & Byers**, **Silicon Valley Bank**, **Shui On Group** in Shanghai, **Tsinghua University Science Park** in Beijing and Hong Kong's **Northern Light Venture Capital**.

The accelerator program starts in October. Deadline for applications: Aug. 31 ([innospring.net/apply](http://innospring.net/apply)).

**Community concerns:** The economic situation of Latinos in the United States is a decidedly mixed picture.

According to a **Pew Charitable Trusts** survey, they have been doing better in the recession-ravaged job market than whites and African Americans. But, if opinion polls are anything to go by, they certainly don't see it that way. For example, the rising incidence of poverty across the nation has hit Latino children the worst.

On Thursday, the Obama administration is hosting a Hispanic Community Action Summit at **Las Positas College** in Livermore to kick around these and other issues, including education, health care and immigration.

White House and Cabinet officials will be on hand, along with local leaders and business owners, and the meeting is open and free to the public. It's the latest of several meetings with Latino communities around the country.

Registration, time and location details at [sfg.ly/LM1g50](http://sfg.ly/LM1g50). More information on the summits at [sfg.ly/Ogo0Vy](http://sfg.ly/Ogo0Vy).

*Andrew S. Ross is a San Francisco Chronicle columnist. E-mail: [bottomline@sfgate.com](mailto:bottomline@sfgate.com) Blogging: [www.sfgate.com/columns/bottomline](http://www.sfgate.com/columns/bottomline) Twitter: [@andrewsross](https://twitter.com/andrewsross) Facebook page: [sfg.ly/doACKM](http://sfg.ly/doACKM)*

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matter. While it is unclear what CRCC's role would be, the company could serve as an adviser or in a consulting role, or could possibly even invest in a local construction company that employs U.S. workers, these people said.

With Chinese firms increasingly eyeing opportunities in the U.S. and other developed markets, CDB will likely find itself being approached to fund more deals in the U.S. People familiar with the negotiations said CDB was using the Treasure Island and Hunters Point projects—which both include "green" building and affordable housing components that are of interest to Chinese builders—as a test case to become familiar with what's required for doing such deals in the U.S.

Miami-based Lennar, the third-largest U.S. home builder measured by the number of houses built, has a large presence in California, and is well known for its ability to put together complex financial deals, usually involving land.



Associated Press

A military history mural in a building on Treasure Island, where Lennar hopes to build up to 8,000 homes.

In 2007, at the height of the real-estate bubble, Lennar sold its stake in a complicated land venture known as LandSource to California's public pension system, for \$660 million cash. The following year, LandSource filed for bankruptcy amid massive nationwide losses in real-estate values, and Lennar bought back much of the land in the venture for pennies on the dollar.

In 2009, Emile Haddad, Lennar's former chief investment officer and the person behind the LandSource deal, launched a land-development company, with Lennar as his majority investor, known as FivePoint Communities. FivePoint became the master developer for four big real-estate projects in California, including Hunters Point and Treasure Island.

"We have created a company that basically is in charge of [some] of the largest mixed-use land opportunities in the state of California," Mr. Haddad said in a 2011 interview. "We are creating the biggest urban development in San Francisco history."

Mr. Haddad declined to comment on Monday. A Lennar spokesman also declined to comment.

A shipyard since 1870, Hunters Point was an important shipbuilding site during World War II, after it was taken over by the Navy. In the years following the war, the area around the shipyard continued to grow as a community of mainly low-income African-American families, some of whom worked on the docks.

In 1999, long after the shipyard's closure, Lennar was selected to redevelop the site. The Hunters Point plan, which took over a decade to arrive at its final version, calls for 12,500 homes, a hotel, 3.5 million square feet of research-development and commercial space, and 800,000 square feet of retail space. Lennar, which is joining with a subsidiary of Estein and Associates USA, Ross Perot Jr.'s Hillwood Development Co. and Scala Real Estate Partners, is also planning to build an arena at nearby Candlestick Point.



The City of San Francisco

A rendering of the Treasure Island project.

About 2,500 people currently live on Treasure Island, a man-made island in the middle of San Francisco Bay that dates back to the late 1930s and is connected to San Francisco and Oakland by the Bay Bridge. In 1939 it was the site of the Golden Gate International Exposition, and later, the Navy operated a base there that was a major shipping-out point for sailors headed to the Pacific.

Lennar is joining with Wilson Meany, a San Francisco developer, along with Stockbridge Capital Group, Hillwood, Scala, Estein and Kenwood Investments, a real-estate fund founded by former Democratic lobbyist Darius Anderson, to build the Treasure

Island project, which includes up to 8,000 homes, a 500-room hotel and about 300,000 square feet of commercial space.

On adjacent Yerba Buena Island, Lennar has plans for roughly 210 homes.

"We think it's one of the greatest opportunities certainly in the city," said Michael Tymoff, project director for the Treasure Island Development Authority, the city body overseeing the project. Mr. Tymoff declined to comment on a potential funding deal with China, saying he didn't know the details of Lennar's negotiations.

Negotiations between CDB and the Lennar partnership have been led by Kofi Bonner, a former deputy mayor of San Francisco who heads Lennar Urban, a Lennar division based in San Francisco. Mr. Bonner, along with the partnership's attorneys and Christopher Meany, a managing partner of Wilson Meany, have traveled to China over the past year to negotiate the deal, according to people familiar with the situation. Mr. Bonner, Mr. Meany and a representative for Stockbridge declined to comment.

CDB is one of three banks that are explicitly tasked with meeting policy goals of the Chinese government. While CDB's primary mandate is to support China's domestic development, with foreign currency-denominated lending accounting for only 21% of outstanding loans at the end of 2011, it is also tasked with supporting the development of China's interests overseas.

With Beijing traditionally having kept tight control over foreign exchange, CDB—and to a lesser extent the Export-Import Bank of China, a fellow policy bank—have dominated the funding of overseas projects and investments of Chinese firms.

According to a report earlier this year from the Inter-American Dialogue, a Washington-based think tank, CDB accounts for 82% of publicly disclosed lending to Latin America by Chinese banks since 2005.

The potential deal pales in size to the \$20 billion loans CDB made to Venezuela in 2010 and the \$25 billion it agreed to lend to Russian oil producer Rosneft and Russian pipeline firm Transneft in 2009.

**Write to** Dinny McMahon at [dinny.mcmahon@wsj.com](mailto:dinny.mcmahon@wsj.com) and Robbie Whelan at [Robbie.whelan@wsj.com](mailto:Robbie.whelan@wsj.com)

*A version of this article appeared June 26, 2012, on page B1 in the U.S. edition of The Wall Street Journal, with the headline: Chinese Target U.S. Homes.*

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## Bradl Warms Up In San Francisco For Red Bull U.S. Grand Prix

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From a press release issued by Mazda Raceway Laguna Seca:

Red Bull U.S. Grand Prix Daily Update - July 25, 2012

Bradl Warms up for the Red Bull U.S. Grand Prix on the Streets of San Francisco  
Lombard Street Makes Good Practice for "The Corkscrew"

As part of a Red Bull promotional video, LCR Honda's Stefan Bradl entertained bystanders on the streets of San Francisco yesterday as he rode his RC213V Honda MotoGP™ bike around Treasure Island, before making his way down the famously winding Lombard Street. This provided Bradl with a little practice for Mazda Raceway Laguna Seca's Corkscrew turn, which he will tackle for the first time in MotoGP™ competition beginning Friday.

<http://www.motogp.com/en/videos/2012/Bradl+brings+MotoGP+to+San+Francisco>

Bradl visited Monterey last May to acquire some independent track time. He walked the entire 2.238 mile circuit and then took his bike out to experience each one of the 11 magical turns. We are excited to see if the German rookie's practice will pay off and how he will place for the Red Bull U.S. Grand Prix.

Be sure to check in and stay tuned as the MotoGP™ buzz continues to build on the Monterey Peninsula.

Follow us on Facebook, Twitter, and Instagram for the latest photos, details and contests from Mazda Raceway.

For further information, including race schedule, fan activities and to purchase tickets visit [MazdaRaceway.com](http://MazdaRaceway.com).

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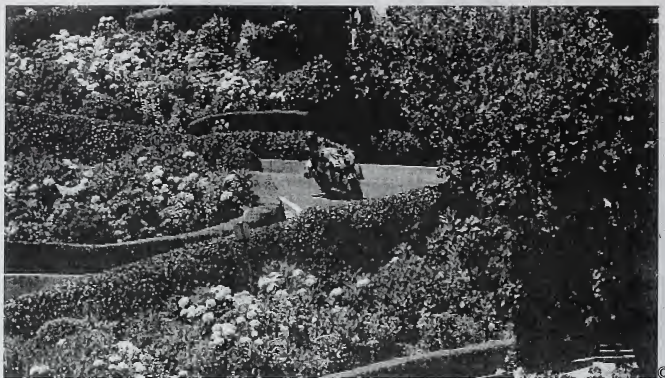
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Steve Jennings/Red Bull Content Pool

## **Red Bull US Grand Prix: MotoGP rider Stefan Bradl on Lombard Street | The long and winding road**

by RedBull.com Team, Jul 25, 2012

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**San Francisco's famous Lombard Street proved to be the perfect stop-off for LCR Honda rider Stefan Bradl on his way to Laguna Seca for the Red Bull US Grand Prix this week.**

The American street, called the crookedest in the world, is a steep section of road that contains eight hairpin turns and was a small taste of things to come for 2012 MotoGP rookie Bradl ahead of the short ride south to Laguna Seca and a meeting with the Californian circuit's infamous 'Corkscrew'.



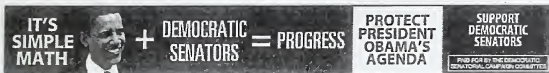


Cameron Baird/Red Bull Content Pool



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June 26, 2012



## Treasure Island Music Festival 2012 Lineup Revealed (VIDEO)

By Aaron Sankin

Posted: 06/26/2012 12:55 pm Updated: 06/26/2012 1:22 pm



The 2007 Treasure Island Music Festival as seen from above.

On Tuesday morning, Another Planet Entertainment released the full lineup for the 2012 Treasure Island Music Festival and it's a doozy. This year's headliners include Girl Talk, Public Enemy, The XX and M83

As its done in years prior, the sixth iteration of the annual sonic celebration in middle of the San Francisco Bay has sorted bands by genre—electronic/dance acts kicking off the festival on Saturday and indie-rock closing it down on Sunday.

(SCROLL DOWN FOR VIDEO)

The festival runs the weekend of October 13th and 14th.

It's to the credit of the organizers of the Treasure Island Music Festival that all the aspects of the festival one might consider drawbacks to holding a giant event in the

middle of the San Francisco Bay are the strengths that give Treasure Island its distinctive character.

With parking on the 535-acre man-made island extremely limited (and biking not exactly a viable way to make it halfway across the Bay Bridge), there are shuttles running constantly from the parking lot of San Francisco's AT&T Park. Packing thousands of bright-eyed festival goers on buses is a guaranteed recipe for a good time.

Additionally, the relatively small space allocated to the festival necessitates a setup where the two stages are set up on opposite sides of a single field. Acts on each stage trade off sets, with one beginning the moment the previous one finishes. There's no waiting and no missing anything—it's an ideal situation

The highlights of last year event was a bizarrely life-affirming Bowie-inspired set by Australian glam-rockers Empire of the Sun and the minimalist ferocity of the reunited Death From Above 1979.

Tickets go on sale Wednesday, June 27th.

Here's the full lineup:

### Saturday

Girl Talk  
The Presets  
Porter Robinson  
Public Enemy  
SBTRKT  
Tycho  
Araabmuzik  
Matthew Dear  
Toro y Moi  
Grimes  
The Coup  
K. Flay  
Dirty Ghosts

### Sunday

The XX  
M83  
Gossip  
Best Coast  
Divine Fits  
Youth Lagoon  
Los Campesinos!

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# Chinese Lead Mayor's Office, Board of Supervisors and Now SF Democratic Party

By

*Samson Wong*

– July 27, 2012 Posted in: [Bay Area](#), [Bloggers](#), [News](#), [Politics](#), [Potstickers](#) by [Samson Wong](#)

Potstickers



SAMSON WONG

@sfPotstickers

**FIRST APA WOMAN CHAIR:** After four years of divisiveness, a new civility has blown through the SF Democratic Party as its 32 member county committee arm elected one of its more congenial members, **Mary Jung**, as chair without opposition. Jung becomes the first Asian Pacific American (APA) woman and woman of color in SF history to lead the committee coveted for its party endorsement backed by its slate cards and get-out-the vote operations. The first ever APA chair was Deputy City Attorney **Alex Wong** from 2000-02. Former California Democratic Party Vice Chair **Alicia Wang** and current **Treasure Island Development Authority** board member **Claudine Cheng**, both present at the meeting, served as party vice chairs respectively in the 1980s and 1990s...

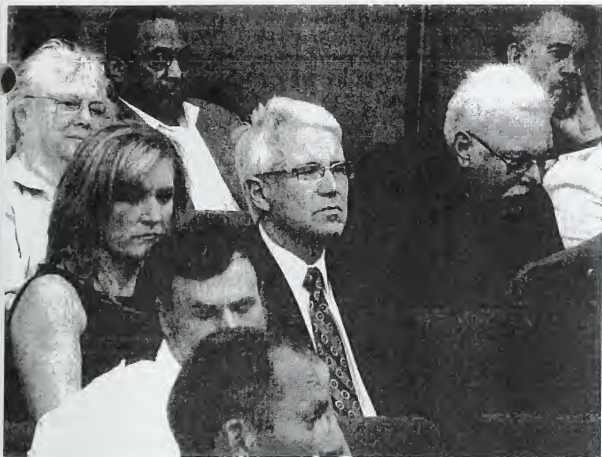


New SF Democratic Party Chair Mary Jung (right) congratulated with a lei from former Party Vice Chair Claudine Cheng



Former SF Democratic Party Chair Scott Wiener (left) and interim Chair Rafael Mandelman (right) applaud Mary Jung after her election as SF Democratic Party chair.

**THERE'S SOMETHING ABOUT MARY:** Hired originally by the party in 1996 to manage the local Clinton-Gore White House campaign, Jung initiated her tenure by saying "Welcome to democracy in action, where everyone has a voice." The energy efficiency manager said her two years as chair would be "most open and collaborative term" starting with re-electing President **Barack Obama** and supporting California Governor **Jerry Brown's** Nov. initiative to balance the state budget. Jung's fundraiser in the spring at veteran commissioner **Caryl Ito's** home drew the support of Mayor **Ed Lee** and State Senator **Mark Leno** to repeated chants of "Mary for Chair." After Lee was elected mayor partly also on a platform of civility in 2011, she won re-election in June along with a slate of "moderates" (by SF political standards which means "liberal-moderate") campaigning on "collegiality and working together" and vowing "not to be driven by ideology"...



In a crowded State Building auditorium, SF District Attorney George Gascon (right) and wife Fabiola Kramsky watch SF Democratic Party officer elections.





Entrepreneur Jason Wong (foreground) takes oath of office as representative for Assembly pro Tem Speaker Fiona Ma. Also sworn in by California Democratic Party Chair John Burton to SF Democratic Party central committee are former SF Democratic Party Chair Leslie Katz (back left), Alix Rosenthal, Trevor McNeil, Supervisor Eric Mar, London Breed, College Board member John Rizo and Bill Fazio.



Watching county committee inauguration, former SF Democratic Party Chair and “Grande Dame” and nonagenarian Jane Morrison leaves county committee after 14 years.

**PARTY REJECTION:** One of Jung’s priorities is registering and re-registering more SF Democrats, including the staggering 59% of APAs rejecting affiliation with the party, compared to 40% of all SF non-Asian voters ([vcsnet.com](http://vcsnet.com)). APA voters comprise nearly one in five SF voters. Reinforcing APA non-alignment with Democrats was last year’s endorsements where the party had no consensus on an unprecedented five APAs for mayor – Mayor Lee, Board of Supervisor President **David Chiu**, State Senator **Leland Yee**, Public Defender **Jeff Adachi** and Assessor-Recorder **Phil Ting**. The snub generated outcry last year from APA leaders...**SELF-INFLICTED:** Even last April online *BeyondChron* Editor Randy Shaw criticized the recently sold *SF Bay Guardian* newspaper, influential in electing a progressive county committee, as being “particularly disconnected from the city’s growing Chinese American community” (See [tinyurl.com/c3hsnug](http://tinyurl.com/c3hsnug)). That “disconnect” also had hurt the party until the June election of a new county committee and Mary Jung as chair...

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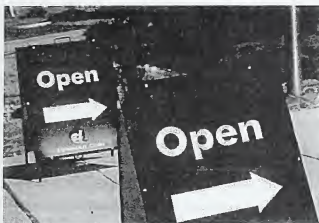
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## Lennar orders jump as housing market picks up

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By Michelle Conlin and Megha Mandavia  
Thu Jun 28, 2012 11:20am EDT

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## Analysis &amp; Opinion

China's U.S. home loan risks being a subprime idea

The tax man who could change the 2012 campaign

(Reuters) - In another sign the U.S. housing market is stabilizing, Lennar Corp (LEN.N) reported a rise in new orders for a fifth straight quarter, as the homebuilder was able to charge higher prices to buyers looking to take advantage of record-low interest rates.

"They do not want to miss this moment in time," Lennar Chief Executive Officer Stuart Miller said on Wednesday during a second-quarter earnings conference call with analysts. "There's this feeling of not wanting to miss the boat."

The Miami-based builder, the third-largest in the United States by revenue, said orders jumped 40 percent to 4,481 homes. New home orders are a bellwether for builders.

The results provided further evidence of housing market momentum. In his prepared statements, Miller seemed upbeat about the housing market. But with analysts on the earnings call, he was cautious about using the word recovery. Coming on the heels of mounting reports showing rising home sales and prices, Lennar's sales rise did seem to bolster the evidence of the housing market's gathering strength, if not full-blown turn.

Lennar shares closed nearly 5 percent higher on Wednesday on the New York Stock Exchange. They initially surged 7.5 percent.

The Lennar news sent the homebuilding sector on a solid rise. The S&P homebuilding index .GSPHME was at 3 percent at the close of trading. D.R. Horton Inc (DHI.N) shares closed up 2.3 percent and PulteGroup Inc (PHM.N) closed 1.6 percent higher.

Lennar is benefiting from higher margins, reduced incentives and better pricing in its subdivisions across the country, said Miller. Its starter homes are now going for an average \$250,000, up from \$245,000 in the same quarter last year.

One of the homebuilder's most pernicious problems, Miller said, remains the mortgage lending environment.

"Consumers recognize the mortgage approval process is extremely difficult and very conservative, and it's difficult to get approved," Miller said. "Demand is constrained by the mortgage qualification process."

Yet net income rose to \$452.7 million, or \$2.06 per share, for the quarter ended May 31, from \$13.8 million, or 7 cents per share, a year earlier.



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reversal of deferred tax assets, which stemmed from losses incurred during the housing bust. Excluding that, Lennar earned 21 cents per share, still three times the year-earlier profit.

Analysts on average expected Lennar to earn 17 cents per share, on revenue of \$885.7 million, according to Thomson Reuters I/B/E/S.

In the past, Lennar has attributed part of its recent success to the "Multi Gen Home" design it introduced at the beginning of the year. After the financial crash, company executives assumed more households would start to combine generations under one roof.

The new design contains a separate, 600-square-foot apartment with its own entrance. This allows Baby Boomers to live with their ailing parents or boomerang children to move home, while still maintaining their own space. The relatives also get the financial benefit of combining living expenses.

"People aren't living on top of each other, they're living next to each other," Lennar Regional Vice President Jeff Roos said. "It's like adjoining hotel rooms where you're just doors away."

The homes, introduced last year on the West Coast and due to be available throughout the United States by the end of this year, have been a hit with home buyers, the company has said in the past. However, Lennar has declined to break out financial details on their sales, other than to say they have higher profit margins and helped Lennar deliver 20 percent more homes this quarter.

#### LOCAL RECOVERY

New U.S. single-family home sales surged in May to a two-year high and prices rose from a year earlier, further signs the housing market is gaining velocity.

But there are dueling views on the housing market's health.

Some analysts have said the housing market is in a recovery. Others are skittish, saying the housing market remains anemic. They add that further price declines could be in the offing this year.

On Wednesday's earnings call, Miller characterized the housing depression as national, but the recovery as local. In response to one analyst's question, he said: "I'm nervous about saying the word recovery. We'll see how things evolve over the next couple of quarters."

He added that the housing market is "not yet in full recovery. The actual data is still slightly negative in some cases. After a full, seven-year decline, it's rocky and erratic and certainly not broad based."

Lennar reported its earnings just two days after the news broke that it was in talks to strike a deal for \$1.7 billion in financing with China Development Bank to rekindle the Treasure Island and Hunters Point Shipyard developments in San Francisco, according to two people familiar with the matter.

Those projects sit on two of the most prized pieces of real estate in the United States, two former naval bases that are the biggest and last remaining slabs of open space in San Francisco's Bay.

Lennar would use the Chinese money to build what will be the largest urban development project ever in San Francisco and one of the largest in U.S. history.

The company has been working on developing the land for more than a decade.

The new development will span 1,300 acres, include 4.9 million feet of commercial space, 100,000 square feet of office space, a five-star, 470-room hotel, 20,000 homes and house 50,000 people, all of whom will live along the waterfront of San Francisco's Bay.

The housing developments will be of the Jane Jacobs variety, with housing that ranges from the affordable to the ultra-high end and communities where people can live, do errands and send kids to school - all without needing a car.

"We are very excited about the fact that, first of all, the market is recovering and also the fact that we are going to be moving forward on construction and infrastructure," says Emile Haddad, Chief Executive Officer of FivePoint Communities, Lennar's managing partner on the deal.

(Reporting by Michelle Conlin; editing by Alwyn Scott, Jan Paschal and Andre Grenon)

(This story changes paragraphs 22 and 24 to show Lennar had not struck a deal, but was in talks with China)

#### Related Quotes and News

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## **Bloomberg Businessweek**

### **News From Bloomberg**

#### **Lennar Nears Loan for San Francisco Projects, Mayor Says**

By Dan Levy on August 03, 2012

Lennar Corp. (LEN) ([LEN](#)) is close to signing a term sheet with China Development Bank for a \$1.7 billion loan package that would revive two stalled real estate projects in San Francisco, Mayor Edwin Lee said.

"We're a couple months away" from agreeing on financial terms, Lee said in an Aug. 1 interview at San Francisco City Hall, his first public comments on the loan. "This is very important to our city, and we're not letting it go."

The funds may be used for a variety of real estate uses at San Francisco's Hunters Point and Treasure Island development sites, including such infrastructure as roads and shoreline stabilization, said a person familiar with the projects who wasn't authorized to speak publicly. The deal may lead to more U.S. property investment by Chinese banks, according to Lee.

Redeveloping the former U.S. Navy bases would create two new neighborhoods in a city strapped for housing. Plans approved by San Francisco's board of supervisors call for 10,500 homes at Hunters Point and 8,000 residences on Treasure Island, along with commercial buildings, job-training centers, parks, trails and open space, Lee said.

Lennar, the Miami-based majority investor in the groups that control each development, has been bogged down in a search for infrastructure financing.

Kofi Bonner, president of Lennar Urban, who is overseeing the projects, declined to comment on a possible loan deal. Feng Qihua, spokeswoman for Beijing-based China Development Bank, didn't respond to requests for comment.

## **ChinaSF Help**

Lennar, the third-largest U.S. homebuilder by revenue, has benefited from work done on its behalf by ChinaSF, an arm of the San Francisco Chamber of Commerce, according to Lee. The group has met with China Development Bank officials in Beijing to promote the city's economic growth, including surging property investment and office occupancy.

"Lennar utilized some of our contacts, and I strongly backed them up," he said. "It's very fortunate because, at the same time, China has been looking at making long-term infrastructure investments."

Chinese investors “aren’t interested in Treasury bonds anymore,” and see U.S. infrastructure investment as providing higher long-term returns, said Darlene Chiu Bryant, ChinaSF’s executive director, who travels regularly to China for the city.

A San Francisco commercial real estate boom that began in 2010 with increased leasing by technology firms may lead to more than \$5.3 billion in office-building sales by the end of the year, the most since the market peaked in 2007 at \$8.6 billion, according to a CBRE Group Inc. estimate. The downtown office vacancy rate fell to 9.6 percent in the second quarter from 13 percent a year earlier, said broker Cassidy Turley.

## Land Improvements

Financing sources for U.S. roads and other land improvements have been scarce following the 2008 financial crisis that left pensions and private-equity firms with steep losses, said John Burns, a housing consultant. The elimination of California’s redevelopment agencies removed another funding source, he said.

“The fact that Lennar had to go to China shows how difficult it has been,” said Burns, chairman of John Burns Real Estate Consulting LLC, based in Irvine, California. “The redevelopment agencies would have been the typical way to finance in California, but buyers of those bonds got stuck and aren’t interested in buying more.”

China is preparing to invest \$1.2 trillion of equity in developed markets for “real economy assets,” including commercial property, in the next 10 years, said Thilo Hanemann of Rhodium Group LLC, a New York-based firm that tracks global equity flows.

## China Railway

The San Francisco loan would be linked to a contract of as much as \$1.7 billion for China Railway Construction Corp., known as CRCC, according to Chiu Bryant. The debt deal, in principle, would provide funds to kick-start infrastructure development at Hunters Point and Treasure Island, and give CRCC a managing role in both projects, she said. The actual construction work would be done by local building trades, whose members would get paid from loan proceeds, Chiu Bryant said.

Final terms are up to Lennar and China Development Bank, she said.

China’s global ambitions include exposing its builders to Western markets where they can gain engineering know-how and practical experience in a “sophisticated regulatory environment,” Hanemann said. That’s different from the one-party rule and directed economy at home, he said.

A Chinese firm has already made its mark close to the Lennar sites. Shanghai Zhenhua Heavy Industries Co. (900947) fabricated a new 526-foot (160-meter) tower and 2,047-foot eastern span of the San Francisco Bay Bridge, between Yerba Buena Island, adjacent to Treasure Island, and the city of Oakland. That project is scheduled for completion next year.

## Infrastructure Funding

California cities need funding for roads and public transit, and may find a ready source in China Development Bank, said Tong Li, a senior economist at the Milken Institute in Santa Monica, California.

"The bank would expand into a mature U.S. market that's resilient in the long run, and these types of housing projects would add jobs to the local economy," Li said in a telephone interview. "San Francisco and Silicon Valley are outperforming the rest of California, and infrastructure has become one of CDB's main business lines."

Regional job growth is a lure for Chinese investors seeking perceived safe havens in the U.S., Li said. The metropolitan areas of San Francisco and San Jose, which includes Silicon Valley, added about 60,000 new positions in the last year, said Stephen Levy, director at the Center for the Continuing Study of the California Economy in Palo Alto.

## Lennar Partners

Lennar's co-investors in Hunters Point include Hillwood Development Co. and Scala Real Estate Partners LP, both based in Dallas. That consortium, along with Stockbridge Capital Group, Kenwood Investments and Wilson Meany, all based in San Francisco, are investors in Treasure Island. FivePoint Communities Inc., based in Aliso Viejo, California, is the managing developer for both projects.

The potential China Development Bank loan is an example of Lennar's "well-chosen, well-timed ventures," Vicki Bryan, senior bond analyst at New York-based Gimme Credit LLC, wrote in a July 5 research note. Lennar was the only builder rated "improving" by Gimme Credit, with Bryan praising Lennar for its "prudent strategy" and ability to manage costs.

"This is the exact right time to start projects like Hunters Point and Treasure Island," Burns, the housing consultant, said in a telephone interview. "There is widespread recognition that they're ready for development."

## Rising Values

Home prices in San Francisco jumped 3.9 percent in May from the previous month, the third straight gain in the S&P/Case-Shiller home-price index for the area. The median price for houses and condominiums in the city surpassed \$700,000 for the first time since August 2008, according to San Diego-based research firm DataQuick. The housing upswing may last for seven to eight years, Burns said.

The Hunters Point and Treasure Island funding "fits so nicely with what Chinese banks are trying to do," said Lee, San Francisco's first Asian-American mayor, who was elected in November after serving as acting mayor for most of 2011. "The Chinese would have not entered into final term sheet negotiations if it weren't a very good deal."

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To contact the editor responsible for this story: Kara Wetzel at [kwetzel@bloomberg.net](mailto:kwetzel@bloomberg.net)

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# Massive Barge at Treasure Island Holds Secrets

The military built the submersible barge for a secret mission.

By Jean Elle

| Friday, Aug 3, 2012 | Updated 7:20 AM PDT



The military built the submersible barge that's docked at Treasure Island, for a secret mission. It carried a tool called The Claw, that the CIA used to grab a Russian submarine off the ocean floor. After that mission the HMB-1 docked at Lockheed Martin in Redwood City where another secret mission launched.

A football field size barge with a retractable roof recently docked on Treasure Island is getting lots of attention.

Workers with Bay Ship and Yacht say they are getting emails about the barge and people are stopping by the security fence asking questions.

NBC Bay Area News stopped by as well and got permission to board.

The barge is the Hughes Mining Barge or the HMB-1.

The military built the submersible barge for a secret mission. It carried a tool called The Claw, that the CIA used to grab a Russian submarine off the ocean floor. After that mission the HMB-1 docked at Lockheed Martin in Redwood City where another secret mission launched.

This time Bay Area engineers helped the military build a stealth ship called the Sea Shadow. It looks like a sci-fi movie prop. But experts say it pushed the limits of technology in an attempt to make a ship that could not be detected by radar.

The cold war relics were recently declassified and put up for auction. Bay Ship and Yacht paid \$2.5 million dollars for the pair but had to agree to scrap the Sea Shadow.

Workers are beginning that process in the privacy of the HMB-1.

"It's a new experience, every day we find something new -- little secrets here and there. A tremendous amount of technology went into this. The engineering is astounding," said worker Paul Pegan

Bay Ship and Yacht general manager Alan Cameron has big plans for the HMB-1. He will restore it and use it as a dry dock.

He says ship work can be harmful to the environment and the retractable roof makes it possible to make it a completely closed space.

"Being able to control the environment and weather is huge in ship repair it's a smoke stack industry and it doesn't have to be," Cameron said.

A military relic will soon be a maritime marvel.













Volume 4, Issue 7 July, 2012

Treasure Island News is a community newsletter produced by Good Neighbors of Treasure Island & Yerba Buena Island with input & assistance from Island residents, agencies and businesses

Visit us at [TreasureIslandSF.org](http://TreasureIslandSF.org)

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## COMMUNITY WATCH FORMS ON TREASURE ISLAND

On June 27th 20+ residents and island employees attended the first general Community Watch meeting at the Ship Shape building. Community Watch is a new program from SF Safe – the crime prevention organization that works with SFPD and communities to improve safety, reduce crime, and build community.

Attendees included residents of the Villages and Community Housing partnership and members of the Community Watch steering committee.

The steering committee is made up of residents (Mark Connors and Emily Rapaport of Good Neighbors), housing providers (Dan Stone of the Villages and Barbara Leahy of Community Housing Partnership), the Boys and Girls Club (Pat Zamora) and Irina Chatsova of SF Safe.

Continued on page 6



## TREASURE ISLAND CLUB HOUSE NEWS

Submitted by the Pat Zamora, Area Director & Treasure Island Clubhouse Staff

Special Thanks to TIDA Board of Directors and Director Mirian Saez for providing additional funds to send 60 Treasure Island Youth to Camp Mendocino, purchasing a video and cameras for a youth created Island Guide of their community and additional fieldtrips and increased staff support.

The Club is open during the Summer from 10-6pm Daily!

We say goodbye to Teen Director, Mkonu Mwapaqua, he will be missed by the teens! We welcome Elia Rodriguez, who will be working with the Teens for the Summer Program only as we continue to search for a permanent Teen Director. Elia is an Academic Counselor at Galileo High School and already knows many of the youth who go to Galileo. We are excited to have her positive energy and experience. Welcome Elia!!!

Continued on page 4

## TREASURE ISLAND NEWS

### DEADLINES & CONDITIONS

- All submissions of articles, announcements, and calendar items must be submitted by the 15<sup>th</sup> of the month prior to publication for consideration. Email

[Good\\_Neighbors@comcast.net](mailto:Good_Neighbors@comcast.net)

- The editorial board reserves final rights for inclusion and exclusion.
- Acceptable formats are text submitted in Microsoft Word, PowerPoint, Publisher, JPEG or PDF.
- We encourage positive ideas, solutions and creative problem-solving for our communal challenges; we choose to build community rather than find blame.



## GOOD NEIGHBORS GENERAL MEETING

Good Neighbors of Treasure Island and Yerba Buena Island ([www.TreasureIslandSF.org](http://www.TreasureIslandSF.org)) will be hosting its quarterly general membership meeting on Saturday, July 14, from 11 am - 1 pm at the Shipshape building. All are welcome, but we ask that you register so we can plan accordingly/

In addition to handling general business (presidents and treasurers reports, etc.) We will have a high level review of the 2011 Quality of Life survey, honor a former employee on the Island with a Lifetime Good Neighbor Award. There may be a special closed door meeting at 12:20.

Register to attend (its free) by July 12 we can plan for lunch and materials. To register, visit [www.TreasureIslandSF.org](http://www.TreasureIslandSF.org) or call 520-6653

NOTE: Child care will not be available

# July 2012

Sun Mon Tue Wed Thu Fri Sat

1	2	3	4 	5	6	7
8	9	10	11	12	13	14  GN Meeting
15	16	17	18 SFPD Community Meeting In SF	19	20	21
22	23	24	25	26	27	28 T.I. Flea Market
29 T.I. Flea Market	30	31 	It is illegal to possess or discharge fireworks of any kind in the City of San Francisco throughout the year, including the 4th of July. The law will be strictly enforced. Vehicles parked on the grass, in the fire lanes, or in residential parking spots that are not theirs will be towed at the owners expense.			

The (TIDA) Board of Directors meets on the second Wednesday of every month at 1:30 PM at San Francisco City Hall, Room 400.

For more information, visit [www.SFTreasureIsland.org](http://www.SFTreasureIsland.org) **Meeting canceled for July.**

For information about the Treasure Island/Yerba Buena Island Citizen Advisory Board (CAB) Meetings see [www.SFTreasureIsland.org](http://www.SFTreasureIsland.org) There is no meeting planned for May, 2012

The Community meeting is the third Wednesday of every other month (every even numbered month), 6:30 PM at the Shipshape

The Navy RAB meeting is the third Tuesday of every other month (every even numbered month), 7 PM at the Casa de la Vista.

Southern (SFPD) Station's community meeting is held on the third Wednesday of each month. Locations vary each month. For information about the meeting locations, or to subscribe to the Southern Station newsletter, please send an e-mail to [sfjdsouthernstation@sfgov.org](mailto:sfjdsouthernstation@sfgov.org) All are encouraged attend!

## SPOTLIGHT

Congratulations to Melody Jones of Treasure Island who successfully graduated from Youth Chance High School on May 31, 2012. Way to go Melody!

We send a big THANK YOU to the many volunteers, agencies and residents who supported the TI Annual Spring Family Festival and Market on June 2. Everyone had fun and there were lots of activities for both young and those of us who are not so young. Special thanks go to TIDA Board Member Larry Del Carlo and his live band.

The Annual TI/YBI Cleanup was a success with six large bins being filled for Recology, many donations to Good Will, toxic waste collection by SF Environment, and our newest partner – SFGreasecycle, who was on site to pick up used cooking oil and to educate residents on the value of recycling.

Family Science Night, sponsored by the YMCA and many others was a big success with both parents and youth.

## LETTER TO THE EDITOR

I don't know who to thank but there have been some positive changes in my neighborhood of Bayside in the past few months.

- First, some residents' fences were stained and repaired or replaced.
- Then spot lights appeared on 1201 and 1205 to light the space between the buildings.
- The fence around the vacant 1209 was improved to really deny access from the highly-traveled space between 1205 and 1209.
- And finally, workers cut out a large section of lumpy asphalt and replaced it with a smooth new surface.

Workers also repaired the badly potholed area at the junction of Gateview and Avenue B.

There are probably multiple people to thank for this so I say, "Thank you!" We residents really do notice and appreciate these changes even if we don't all comment on them.

Sincerely,  
Susan Kraia  
Bayside Resident

### GROCERY STORE UPDATE

The on-island grocery store opening scheduled for July 1st has been delayed. The anticipated open date is July 15th.

## TREASURE ISLAND SAILING CENTER NEWS

Come visit the Treasure Island Sailing Center! TISC offers affordable sailing, kayaking, windsurfing, and stand up paddle boarding lessons. Scholarships are available to those who qualify.

### SAILING AND WATERSPORTS CLASSES

**Sailing Summer Camp:** Weekly sessions run from June 11 - August 17 at \$175 for half day and \$325 for full day.

**Stand Up Paddle Boarding:** Offered one Sunday per month for \$40, next class is July 22nd from 10am -12:00pm

**Kayaking:** Offered one Saturday per month for \$30. Next class is July 15th from 10:00am-12:00pm

**Bay Sail:** Every Saturday from 1:00pm - 4:00pm for \$25 per person

### COMMUNITY SAILING DAY

Sunday, July 29th from 10:00am - 1:00pm for \$25 per person.

The Treasure Island Community Sailing Days are monthly sailing events that we hold to bring together our community of supporters. We offer a morning of sailing, paddle boarding, kayaking and windsurfing. Non-sailors can learn the basic fundamentals of sailing, while experienced sailors have an opportunity to have fun and sail around. Instructors supervise all activities. Please register before the event.

### UNLIMITED SCHOLARSHIPS:

Scholarships are award to all youth who fit the financial requirements. When awarded a scholarship your child may sign up for any scheduled class and you may sign up for multiple classes.

**Full Scholarship:** (Free sailing) for youth from families with a household income of \$40k or less

**Half Scholarship:** (50% off class price) for youth from families with a household income of \$70k or less.

### TREASURE ISLAND SAILING CENTER

698 California Ave Building 112

San Francisco, CA 94130

Phone: 415-421-2225

Website: [www.tisailing.org](http://www.tisailing.org)

Email: [info@tisailing.org](mailto:info@tisailing.org)



B&G Clubhouse continued from page 1

### Great Futures Start Here!

Helping our members become ready for life is the goal of Boys & Girls Clubs of San Francisco. The four core program areas are:

- Academic Success
- Good Character and Community Engagement
- Healthy Lifestyles
- Job Readiness with Earning Potential

Every month we provide highlights of our Club members who are between the ages of 6-18 years of age.

### Academic Success

The school year ended really well at TI! Just as in April, May is challenging because the kids are finishing up the year and many don't have homework or have completed it by the time they get to the Club. There were many alternate activities for the kids such as word searches, writing prompts, and math worksheets. Members could also choose to work on puzzles, or go on educational web sites. It was extremely helpful to have one tutor and three volunteers to help during Power Hour!

Nathan Durant, is a new member who loves to do the worksheets provided during Power Hour, and working with Education Director, Colleen Maltby and Omar Flenoid, and Club Tutor has caught up with his homework! Nathan loves to participate in the Club Leagues and realized that being a great athlete means doing homework too!



### Critterific!!!

Twelve Club Members participated in this popular program at TI Club! This year we added a bearded dragon lizard to our animal family of Mr. Tortoise, the fish, and crayfish. To end the school year, Club Members voted on which animal we should add for the summer: a guinea pig or hamster. The guinea pig won in a landslide, so that will be our next addition. Also, we will hatch some California quail over the summer to keep in the garden and help us learn about California animals. Kwan is very excited about seeing the quail hatch, but has suggested we also hatch a peacock.



### Graduations

On MAY 10<sup>TH</sup> we hosted our Annual Graduating Celebration to recognize those members transitioning into middle school, high school and into college. Members were recognized formally in front of the whole Club and were given a baby plant as way of nurturing new beginnings. This was followed by a traditional Club banquet where all family members and attendees could participate in.

Seniors were also honored at their schools, at the Club and as a city-wide formal Celebration. 2012 Graduating Seniors are Sanjae Oliver, Adriana Garcia, Cameko, Daniel Milburn, and Antonio Sanchez

### Teens Mentoring Program recognizes:

Gabriel Cortez, Aquarius Porter, Shawn Spikes, Steven Wright, Sahnjae Oliver, Daniel Milburn, Antonio Sanchez, Quinton Hall, Sherhad King

Great Job in being consistent in your participation with the Teen Director and checking in on your academic and social progress with Mkonu, our Teen Director.

### Healthy Lifestyles

Power Play for boys & girls involves more members!

Power Play is getting more successful as we go along. Recently we divided the girls and boys into their own power play groups. This allows each group to relax and have fun!

Here's a video of a recent power play in the dance studio. Click below to see it



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Continued on page 8



**San Francisco**  
**Water Power Sewer**  
Services of the San Francisco Public Utilities Commission

1155 Market Street, 4th Floor  
San Francisco, CA 94103  
T 415.554.0725

### NOTICE OF PLANNED ELECTRIC SERVICE INTERRUPTION

<http://sfwater.org/index.aspx>

PG&E will have power to the Islands down for work they are performing on power poles which feeds Davis Substation which feeds the Islands. This will help us ensure reliable service to our customers. In order to safely perform the work, we will be temporarily interrupting your electric service. Although we will do our best to minimize the length of the service interruption, please be prepared to be without service on the following date (weather permitting) and for the estimated time indicated:

**Date: July 5, 2012 from 3:00am to 4:00am**  
**AND**  
**July 5, 2012 from 10:00pm to 11:00pm**

#### **AFFECTED SERVICE AREAS:**

**All of Treasure Island, All of Yerba Buena Island**

It is important to note the following:

If you are a landlord with tenant(s) in the area mentioned above and the SFPUC bill is in your name, it is your responsibility to notify the tenant(s) of the planned service interruption.

Unsafe weather conditions or an unforeseen emergency will force us to cancel the work at the last minute, and we will be unable to notify you of the cancellation. However, we will notify you of the rescheduled date and time.

**SAFETY WARNING:** Residents shouldn't use generators under any circumstances without housing provider's knowledge. If you use a generator during the service interruption, you must isolate your generator from SFPUC system. Failure to do so will not only damage your generator, but can cause serious injury to our electric crew personnel.

Here are a few recommendations to help minimize any inconvenience to you:

If you rely on life support devices you may want to consider the following:

The housing providers have lists of who has medical devices requiring power and should get the generators ahead of time.

Find alternate lodging at a location not affected by the interruption

Computers and other electronic equipment are particularly sensitive to power interruption. We recommend unplugging this equipment before the shutdown period.

Security systems, clocks, irrigation timers, and similar equipment will likely require resetting after the shutdown is completed.

Contents of your refrigerator or freezer should not spoil for the duration of this service interruption if these appliances are kept closed.

Have on hand battery-powered flashlights with fresh batteries.

We apologize for the inconvenience and thank you for your patience





## BRIDGE NEWS

### MAIN CABLE SHOWS OFF PROGRESS

#### NEARLY ALL CABLE BANDS AND SUSPENDER ROPES ATTACHED TO CABLE

The Self-Anchored Suspension Span's (SAS) single main cable continued to take shape in June, as workers attached 100 of 114 cable bands and 160 of 200 steel suspender ropes by the middle of the month. The suspender ropes drape down from the main cable; they are attached to the cable with the cable bands. When connected to the road decks, the suspender ropes will create a distinctive canopy that will be a highlight for drivers on the new East Span. The suspender ropes were fabricated by WireCo of Kansas City, Mo., while the cable bands were fabricated by Goodwin Steel Castings in Stoke-on-Trent, England.

The suspender ropes are an essential component of load transfer, when the weight of the bridge is transferred from the falsework to the single main cable. Once the suspender ropes are installed, this extremely complicated process will begin. Load transfer is expected to start in late summer/early fall 2012.

Visit [BayBridgeInfo.org/projects/sas-main-cable](http://BayBridgeInfo.org/projects/sas-main-cable) or [BayBridgeInfo.org/projects/sas-main-cable](http://BayBridgeInfo.org/projects/sas-main-cable).

### UNIQUE PLATFORMS TO HELP PRESERVE BRIDGE

The new East Span of the San Francisco-Oakland Bay Bridge has been engineered and is being built to last 150 years and to withstand the largest possible earthquake that may occur within the next 1,500 years. Regular, ongoing maintenance of the bridge is essential to its longevity. As with all steel bridges, the Self-Anchored Suspension Span (SAS) will need to be periodically repainted to protect it from corrosion. To reach below the decks, four large moving scaffolds, or "travelers", (plus a smaller traveler for the bike/ pedestrian path) have been constructed by Westmont Industries, of Santa Fe Springs, Calif. These movable work platforms will provide safe access for painting as well as other Federally-mandated maintenance and inspection activities.

For more facts about the bridge maintenance, please visit: [baybridgeinfo.org/sas-travelers-page](http://baybridgeinfo.org/sas-travelers-page)

### WEBINAR EDUCATED PUBLIC ABOUT BRIDGE QUALITY

Toll Bridge Program managers and engineers hosted a live webinar on Friday, June 15 to educate the public about the engineering, construction and safety of the Bay Bridge. The webinar presented bridge engineers and experts discussing important project details, including protocols and testing procedures that are regularly performed to ensure the highest level of seismic safety.

View the recording at: [baybridgeinfo.org](http://baybridgeinfo.org)

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### Community Watch continued from page one

The steering committee has been meeting for several months to develop a mission statement, goals, and to lend structure to the group. The steering committee is in a unique position to get crime related complaints addressed.

The current structure we are proposing to the group is that of a pyramid. On the top is the steering committee which will facilitate communication, structure and communication. The next level will be neighborhood leaders who will reach out to others on their block, bring back concerns and issues, and encourage participation and practicing crime prevention and mitigation techniques. The third level are residents and businesses/agencies, as a whole who will be provided information via this newsletter, mailings, community meetings, etc. We expect that at some point in the future streets will vote on their individual block leaders.

While a number of issues were discussed the group agree on two that should be addressed initially - Burglary and Drug Dealing on the Islands. We will be reaching out to other city agencies and groups such as the Mayors Office, Supervisor Kim, and the Police, as well as to residents in general to garner support and resources.

If you would like to attend the next meeting where we will discuss communication and problem solving please send an email to [Good\\_Neighbors@comcast.net](mailto:Good_Neighbors@comcast.net) or call 415-520-6653.

## TI MUSEUM—SWING DANCE BENEFIT

The Treasure Island Museum Association is pleased to invite you to our upcoming Swing Dance Benefit hosted by Swing U. Save the date and join us on Friday, July 6, 2012 for a classic USO-style dance party on Treasure Island. The event will be held from 7:00pm to 1:00am at the Winery SF (200 California Ave, Building 180 North, San Francisco, CA 94130). Come for a festive evening of swing dancing, history, live music, and even dance and costume contests!

Ticket\* prices: \$10 by June 9; \$15 by July 5; \$25 at the door (\$5 off for Military, Student with ID, Senior, Art Deco Society, or TIMA members)

\*Ticket is also good for a year's membership to Swing U, allowing entry into dance and 10% off Swing U festivals.

Tickets are available online at

[www.SFSwingFest.com](http://www.SFSwingFest.com) or <http://www.eventbee.com/v/treasureislandbenefit>. Please contact us for information if you wish to purchase tickets by mail. For more information about the event, contact (415) 305-8242. The Swing Dance Benefit is graciously hosted by Swing U, and the venue is generously sponsored by the Winery SF. Ticket proceeds will be donated to the Treasure Island Museum Association.

Last but not least, we want to take this opportunity to thank our guest speaker, Dr. Gray Brechin and everyone who attended our exhibition reception for The Magic City at the San Francisco Public Library on March 24th. The Magic City runs through Sunday, June 3rd, so go see it this weekend if you haven't already.

Thank you for your ongoing support. We hope to see you on the dance floor on Friday, July 6th!

<http://www.treasureislandmuseum.org>



**BOYS & GIRLS  
CLUB**

### Island Youth Need Your Help!

The Boys and Girls Club on Treasure Island serves over 100 youths with a number of services and programs but continually need volunteers!

Opportunities for regularly scheduled or drop in tutoring and mentoring are available. Don't short change yourself on what you can do to impact a youth!

Contact Lavina DeSilva @ 415-362-1393 or email at [ldesilva@kidsclub.org](mailto:ldesilva@kidsclub.org)



## SAVE THE DATE 5TH ANNUAL NATIONAL NIGHT OUT ON TI

When: Tuesday, August 7, 2012

Time: 6 pm - 8 pm

Where: Mariner and Gateview Ave.  
Across from Northpoint Drive

Free Food and Drinks, Police, Displays, Giveaways, K-9, Fun for the whole Family, Police motorcycles



In the event an unplanned power outage on TI/YBI causes electrical damage or other losses you may be able to file a claim. For info on how to file a claim visit [www.sfcityattorney.org](http://www.sfcityattorney.org) and click on the "Filing a Claim" menu.

The Mobile Outreach Services of the San Francisco Public Library  
announces

## Treasure Island Bookmobile

**SAME | NEW**  
**Location | Hours**  
**ONE MORE Day**

Beginning In February, 2012



In February, the Treasure Island Bookmobile will be open for service on Mondays and Thursdays.  
Same location, one more day, new hours!

**NEW Schedule**  
Mondays, 10 a.m. to 1 p.m.  
Thursdays, 2-6 p.m.

B&G Club continued from page 4

### Girls Fitness

Girls Fitness has been great this month. Club Members participate in Yog, Wll, tournaments, dance workout, zumba and MJ Experience. According to Rayshell Davis, Health and Fitness Director, "If they love it, I love it J and they do".



Dance Class have started again. Please join!!!



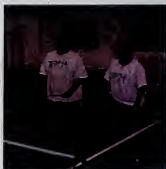
### Baseball

Baseball was a blast for the kids this year. We didn't have the best record but the kids loved going out and competing against the other clubs and improving their skills.. Shy'ree really improved from last year one of the better players on the team she was a driving force during the season on offense and defense.



### Good Character and Community & Civic Engagement

The Games Room is always the place to be for the kids. Ping Pong tournaments reigned supreme the entire year. It wasn't a surprise but the new pool table is slowly winning the kids over. This summer we will focus on more tournaments geared toward foosball and outside activities. )



### Character Counts(Club Bucks Incentive Program) Balling Buck Store

Every Friday members have the opportunity to redeem their Club bucks, earned throughout the week, for good behavior and participation in the Club or Community.

### Service Day- Club members log 60 Hours of Community Service!

Under the guidance of Lavina DeSilva, Club Director, May 31<sup>st</sup> was the Kick off of the 1<sup>st</sup> Summer Service Steward Project Day on Treasure Island. As part of the Boys & Girls Clubs of San Francisco, Strategic Plan (Youth friendly version of course) Staff shared the goals for Club Members to give back by volunteering in their community or City actual. Members were wide eyed and eager as a challenge had just been put on their laps!

Members also learned about what Volunteering means and "WHY" it is important of give back to one's community as well as being good stewards of one's Club or City.

Members were informed that there will be Projects planned for the summer which will take place every Thursday, for 2 hours. This is a Summer Participation Requirement.

If you would like our Club Members to help you out in a community service project on the Island please contact Lavina DeSilva Club Director at: 415-693-0264.



### Job Readiness with an earning potential

Here is a quote from an email from one of the students Austin, Mkonu worked with that was sent to him via email... "I went to the office and I got a interview and I got the JOB! Thank You for all your help! You were the biggest support I can ask for"

### Teen Staff Program

During the Month of May we had 1 member participate in the Teen Staff Program and that was Shawn Spikes. Shawn is employed through our BGCSF Teen Staff Program, which is a part time, annual position.

Shawn Spikes has been working to improve both his work ethic and school work this past quarter and becoming a better role model for the youth.



### Community Collaborations and Partnerships Involvement

#### Schools

#### Galileo Middle School:

Mkonu Mwaphgha, Teen Director was really excited to working with another Teen Director from the agency, Phanna, Tenderloin Teen Director at Galileo School Program. The Program and Staff made a good impression and created a good foundation for a lasting collaboration with the school. Mkonu was also impressed by the drive and character of many of the youth that the staff worked with.

#### Francisco Middle School

Mkonu worked in Francisco all year specifically with Ms. Laws class, supporting the students in class with homework and behavior management. It was great building relationships with the students. The last day of the School Year Program was a celebration of student's accomplishments and they were given a pizza party. Top performing groups (we had divided the classroom in working groups that earned points doing various tasks) were honored and given certificates. It was gratifying to see their hard work pay off and hopefully the classroom study tools will be demonstrated throughout the next school year.



Volunteers are needed this summer to help with D.I.R.T. (Daily Intensive Reading Program) We are also recruiting qualified paid or volunteer tutors for the school year!

Summer Lunch Program is served every day from 12-1pm. Snack is at 4-4:30 and both lunch and snack are open to all children and youth up to the age of 18 years old.

**Next Dates:** July 28-29  
**When:** 10 am-4 pm  
**Where:** Treasure Island

**Dogs are WELCOME .**

Visit [www.TreasureIslandFlea.com](http://www.TreasureIslandFlea.com)  
 or more information.



## PLANNED TIDA BOARD MEETINGS

MEETING SCHEDULE  
TREASURE ISLAND DEVELOPMENT AUTHORITY  
- BOARD OF DIRECTORS  
FY 2012 - 2013

TIDA Board meetings are held the second Wednesday of each month at 1:30 p.m. in Room 400 at San Francisco City Hall, unless otherwise noticed.

Month	Date	Note
July	RECESS	No Meeting Scheduled
August	8	1:30 PM
September	12	1:30 PM, Establish Ad Hoc Committee
October	10	1:30 PM, Election of Officers
November	14	4:30PM On-Island meeting @ Casa de la Vista 191 Avenue of the Palms, Treasure Island
December	12	1:30 PM
January	9	1:30 PM
February	13	1:30 PM
March	13	1:30 PM
April	10	4:30PM On-Island meeting @ Casa de la Vista 191 Avenue of the Palms, Treasure Island
May	8	1:30 PM
June	12	1:30 PM

## SAVE THE DATE: COMMUNITY PARTY

When: Saturday, August 11, 2012

Time: TBD

Where: Northpoint Drive

Food and Drinks, Music, Dance Shows, Speaker, Games and more! Details in the August Newsletter

## the Y YMCA Summer Programming

### Tuesday Night Summer Basketball Tournaments

Drop in at 6:30 Tuesday nights (May 29<sup>th</sup> to August 14<sup>th</sup>) to sign up your team or act as a free agent.

### Summer Sports Conditioning

Use the summer to prepare for Fall Football and Basketball season. Train with an experienced coach to get in top shape and gain an edge over your competitors. Call for class times.

### Summer Dance Aerobics

Get your summer body at the Y. Come to our dance-cardio class to work it out with friends, loud music and have lots of fun. Call for class times.

### Roller Skating Nights

Bring your skates and join us for our roller skating nights (June 15<sup>th</sup>, July 20<sup>th</sup> and August 17<sup>th</sup>) from 6-9pm.

Treasure Island YMCA  
749 9<sup>th</sup> Street  
SF, CA 94130  
415.765.9037



## POCKET BIKE ALERT

Every summer and winter, residents on Treasure Island are disrupted by the sounds, smells, and hazards of children riding pocket bikes and gas powered scooters. Besides posing a risk to the youth that ride them, cars on the street, and the peace of the neighborhoods, they are also illegal to ride anywhere on Treasure Island. Riders are subject to being fined and their bike being impounded.

## CRIME REPORT

Mark Connors, Good Neighbors

Unless otherwise stated, the numbers cited refer to the number "calls for service" made to SFPD. Most calls on Treasure Island do not result in a report being filed. Some calls for service may not be unsubstantiated by a police visit, or there may be other reasons a report was not filed.

The number of "calls for service" (purple line in chart below and reflected in the table to the right) to SFPD shows a dramatic increase starting in April and reaching a peak of 53 incidents in June.

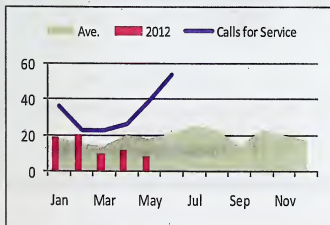
The types of calls reported for June are:

ASSAULT/BATTERY	13
AUTO BOOST/STRIP	4
BURGLARY	6
DRUNK DRIVER	1
FRAUD	2
GRAND THEFT	1
NOISE NUISANCE	11
PETTY THEFT	6
STABBING/CUTTING	2
VANDALISM	7

### Crime Stats Data

There are different types of data available to monitor and understand crime. For the past five or six years we exclusively reported on crimes that resulted in a police report. We understood that not all crimes are reported, and not all reported crimes turn out to be valid. We have always looked at the statistics as indicators of trends that reflect the general quality of life as it pertains to crime.

The **maroon** bars in the chart to the right reflect the police reports created through April and the **green** background in the chart illustrates the same statistic, but averaged over the past six years to show a general trend. The **purple** line shows the number of "calls for service" which are obtained from the website [www.crimemapping.com](http://www.crimemapping.com). This is the site the SFPD website links to. They may or may not have resulted in a police report being filed. For more information about Crime Maps and SFPD, visit <http://sf-police.org/index.aspx?page=1618>



Description:	Location:	Date:
Assault/Battery	1200 Block Exposition Dr	30-Jun
Noise Nuisance	1300 Block Gateview Ct	30-Jun
Stabbing/Cutting	1100 Block Hutchins Ct	29-Jun
Stabbing/Cutting	1100 Block Hutchins Ct	28-Jun
Assault/Battery	1100 Block Hutchins Ct	28-Jun
Burglary	1400 Block Sturgeon St	28-Jun
Burglary	1100 Block Ozbourn Ct	28-Jun
Noise Nuisance	100 Block Palm Av	27-Jun
Vandalism	1100 Block Mason Ct	27-Jun
Assault/Battery	800 Block Avenue D	27-Jun
Noise Nuisance	1300 Block Gateview Ct	27-Jun
Assault/Battery	Gateview Av & Ozbourn Ct	26-Jun
Fraud	1100 Block Hutchins Ct	26-Jun
Burglary	1400 Block Flounder Ct	26-Jun
Vandalism	1300 Block Gateview Av	24-Jun
Assault/Battery	1300 Block Gateview Av	24-Jun
Noise Nuisance	1100 Block Reeves Ct	23-Jun
Petty Theft	00 Block Avenue Of The Palms	23-Jun
Noise Nuisance	1100 Block Mason Ct	21-Jun
Vandalism	1200 Block Mariner Dr	21-Jun
Assault/Battery	Avenue E & 13th St	21-Jun
Petty Theft	1200 Block Bayside Dr	20-Jun
Petty Theft	1200 Block Bayside Dr	20-Jun
Fraud	1400 Block Chinook Ct	20-Jun
Assault/Battery	1300 Block Gateview Av	19-Jun
Assault/Battery	1200 Block Mariner Dr	19-Jun
Vandalism	00 Block Avenue Of The Palms	19-Jun
Petty Theft	00 Block Avenue Of The Palms	17-Jun
Noise Nuisance	1200 Block Mariner Dr	17-Jun
Auto Boost/Strip	California Av & Avenue H	17-Jun
Petty Theft	200 Block California Av	15-Jun
Petty Theft	200 Block Avenue C	15-Jun
Vandalism	1200 Block Exposition Dr	15-Jun
Assault/Battery	1400 Block Sturgeon St	13-Jun
Assault/Battery	Avenue B & 9th St	13-Jun
Noise Nuisance	1100 Block Reeves Ct	12-Jun
Vandalism	600 Block Avenue I	11-Jun
Drunk Driver	00 Block 80eb Yerba Buena Is On	10-Jun
Noise Nuisance	1300 Block Gateview Av	10-Jun
Noise Nuisance	Avenue Of The Palms & 9th St	10-Jun
Noise Nuisance	00 Block Avenue Of The Palms	10-Jun
Burglary	1200 Block Bayside Dr	10-Jun
Assault/Battery	00 Block Avenue Of The Palms	10-Jun
Vandalism	800 Block Avenue H	6-Jun
Burglary	1200 Block North Point Dr	5-Jun
Assault/Battery	1400 Block Flounder Ct	4-Jun
Noise Nuisance	Reeves Ct & Gateview Av	2-Jun
Grand Theft	1300 Block Gateview Av	2-Jun
Burglary	400 Block 13th St	2-Jun
Auto Boost/Strip	400 Block California Av	2-Jun
Auto Boost/Strip	400 Block California Av	2-Jun
Auto Boost/Strip	400 Block California Av	2-Jun
Assault/Battery	1200 Block Mariner Dr	1-Jun

## 2012 Workshop Schedule Economic Self Sufficiency Program



### Attention:

All workshops will be held on the  
2nd Monday of the Month from 6-8 pm  
unless otherwise noted.

**Free!**  
**Refreshments Served!**

Ship Shape Building  
850 Ave. I

Pre-registration Required

Call or Email  
Sherry or Lani:  
(415) 986-4810  
smorris@tihdi.org  
lhanson@tihdi.org

### Monday, July 9th

Credit & Asset  
Building Workshop  
*Chris Ward & Ricky Tolbert*

### Wednesday, August 22nd

2nd Annual  
Financial Health Fair

### Monday, October 8th

Child Support Workshop  
2 pm - 4pm  
*Tyrone Owens*

### Wednesday, November 14th

Asset Building  
Workshop  
*Juan Baviga*

### Monday, December 10th

Credit Building, Asset Building &  
Child  
Support Workshop  
*Chris Ward, Janmesh Patel &  
Tyrone Owens*



### 2012 Election Poll Worker Opportunities

It takes more than 2,000 poll workers to conduct an election. Although we have already recruited many poll workers, we are seeking to expand a pool of available workers for the 2012 election cycle. Poll workers operate polling places on Election Day, and assist voters in every part of the voting process. They must attend a training class prior to the election, in which all duties are explained in detail.

Applicants must be United States citizens, age 18 or older, and registered to vote in California. All positions are one-day assignments and pay between \$125-\$170.

Individuals interested in serving as poll workers may complete the on-line application at <http://www.sfelections.org/pw/> or call us at (415) 554-4395.

SF Department of Elections, Outreach Division

### Treasure Island Notary Public

Registered with the State of California

Chad Miller  
chadmnotary@gmail.com  
(415) 837-8969

### Is Your Back Yard Over Grown?

Need help in weeding and bagging your back yard? Call Nora @ 415-933-5046 or e-mail [normasaldierna@yahoo.com](mailto:normasaldierna@yahoo.com)



### Treasure Island Kennel Club

Write to [TIKC@comcast.net](mailto:TIKC@comcast.net) or call (415) 677-4182

To report a crime  
always call the police first!

For Emergencies or crimes in progress  
**dial 9-1-1**  
(from a cell dial 415 553-8090)

For Non-Emergencies (415) 553-0123



# Jane Kim

DISTRICT 6 SUPERVISOR



## Community Office Hours with District 6 Supervisor Jane Kim!

This is your opportunity to meet with your District Supervisor, voice concerns about city services and policies, get updates on important legislation, and give your feedback on how to improve San Francisco!

### Next Four Sessions

This is your chance to give input and get information!

**July 6th** : "First Friday Office Hours" - City Hall Room 282, 1:30pm-3:30pm

**July 21st** : District Hours : South Beach - [The Creamery](#) 685 4th Street, 11:00am-1:00pm

**August 3rd** : "First Friday Office Hours" - City Hall Room 282, 1:30pm-3:30pm

**August** : District Office Hours (TBD)

Come ask your questions to Jane and her staff. Share your ideas about how to make San Francisco a better place to live

*For more information and to signup for our newsletter, please visit [www.sfbos.org](http://www.sfbos.org)*

## AN OUNCE OF PREVENTION...

Summer is here and with the increased heat and daylight hours the overall crime rate in San Francisco increases. Treasure Island is no exception! While our overall crime rate is below the rest of the city, we do experience elevated burglary rates during June and July. Help make this a safer summer by following these simple tips. Keep your doors and windows locked and your blinds drawn, even on the second floor.

- Get to know your neighbor -- keep an eye out for each others safety.
- Gifts and valuables should be kept out of sight and away from windows.
- When traveling, ask a neighbor to watch your house. If you have an alarm system, use it! Only tell people you know and trust when you plan to travel.
- Put timers on different lights throughout the interior and exterior of the house.
- Become involved in your community! Contact "Good Neighbors" by visiting [www.TreasureIslandSF.org](http://www.TreasureIslandSF.org) or emailing [Good\\_Neighbors@comcast.net](mailto:Good_Neighbors@comcast.net)

Pictures from the Spring Festival—see page 3



We're on the web!  
[www.TreasureIslandSF.org](http://www.TreasureIslandSF.org)

## How To SUBSCRIBE

Anyone can subscribe to this FREE newsletter by sending your request to:

[Good\\_Neighbors@comcast.net](mailto:Good_Neighbors@comcast.net)

Please encourage your housemates, neighbors, and others interested in Treasure Island to sign up.

The Villages at Treasure Island is no longer forwarding TI News to its residents. Please, sign up today!



Next Quarterly Meeting

Saturday, July 14  
 Shipshape  
 11 am-1 pm

Call (415) 520-6653

# No Fireworks Allowed



It is illegal to possess or discharge fireworks of any kind in the City of San Francisco throughout the year, including the 4th of July. The law will be strictly enforced.

### 4th of July Safety and Security

Fireworks are illegal in the city and county of San Francisco, including Treasure Island and Yerba Buena Island. Fireworks pose fire and personal safety hazards.

**Residents:** You are responsible for the actions of your visitors, your children, and your children's friends. There will be an increased police presence on the Island on the 4th due to residents concerns and complaints about previous years activities.

*Residents are encouraged to call the non-emergency number (553-0123) any time they can identify where fireworks are being discharged. Its important to have an address and a description of the people involved.*

Vehicles parked on the grass, in the fire lanes, or in residential parking spots that are not theirs will be towed at the owners expense.



Catholic Charities CYO  
 San Francisco, San Mateo & Marin



## Peace of Mind?



Get an ADT security system with **FREE** installation & activation.

*You may also get a discount on your renter's insurance.*

Costs are a \$50/year alarm license\* to City of San Francisco and \$43/month to ADT for the standard system.

You get: Keypad, 2 door/window sensors, 1 motion detector, 1 remote control, indoor audible alarm, 2-way voice communication, Smartphone, 24-hour battery backup, yard signs and window decals.

Call Rico Sanchez (650) 290-4590 or email [rcsanchez@adt.com](mailto:rcsanchez@adt.com).

\* Pro-rated by quarter if you buy after March.

## Worth Every Penny.



# ISLAND TIMES

## ENVIRONMENTAL INVESTIGATION AND CLEANUP NEWS

### Former Naval Station Treasure Island

Summer 2012, Newsletter No. 18

[www.bracpmc.navy.mil](http://www.bracpmc.navy.mil)

#### ENVIRONMENTAL PROGRAM

The Navy continues environmental investigation and cleanup work at the former Naval Station Treasure Island (NAVSTA TI). NAVSTA TI encompasses both Treasure Island (TI) and Yerba Buena Island (YBI). The ultimate goal is to transfer ownership of the land to the Treasure Island Development Authority (TIDA). This newsletter provides updates on the progress of the Navy's cleanup work. Please share this information with anyone else who may be interested. Use the coupon on the back page of this newsletter to have your name added to the mailing or email list. We welcome your comments and suggestions for future editions of the *Island Times* and encourage you to contact the Navy with any questions.

#### **STATUS OF THE NAVY'S CLEANUP PROGRAM**

The Navy has a cleanup program to address contaminants that fall under two categories: 1) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and 2) petroleum (fuel) products. This is an update on the progress of that cleanup program.

The Navy identified a total of 24 CERCLA sites on TI and YBI. Of those, 12 are closed. Of the 12 that are not closed, 9 are undergoing investigation or cleanup. The other 3 sites are on Caltrans property on YBI, with cleanup pending completion of the east span of the Bay Bridge. In addition, the Navy has addressed 98% of the petroleum contamination at NAVSTA TI. See the map on page 6 for the location of all sites.

2011 was a busy year for cleanup work, and there are many plans in place for further progress in 2012. See below for a list of 2011 accomplishments, and accomplishments and plans for 2012.

#### **2011 Accomplishments**

- Issued 25 draft documents and 22 final documents
- Conducted soil gas sampling at 3 sites (Sites 21, 24, and 25)
- Conducted groundwater sampling, either quarterly or semi-annually, at 5 sites (Sites 6, 12, 21, 24, and 32)
- Demolished Building 233 (refer to the *Island Times* Volume 17 for more information)
- Conducted removal of a radiological "hotspot" within the fenced solid waste disposal area at Site 12; Westside Drive
- Decommissioned 35 monitoring wells that were no longer being used
- Closed petroleum Site 25
- Held 6 Restoration Advisory Board Meetings
- Hosted 3 Proposed Plan public meetings (Sites 21, 27, and 32)
- Issued one newsletter and one comprehensive basewide cleanup fact sheet

#### **2012 Accomplishments and Plans**

In 2012, the Navy will issue a number of documents detailing investigation results and documenting plans and results from cleanup. In addition, field work will be conducted at several sites. See page 2 for the status of documents and field work.

The Navy will continue to keep the community updated in 2012. See page 7 for how to get more information. You can view the Navy's website, receive fact sheets, attend community meetings, or contact a member of the Base Realignment and Closure [BRAC] Cleanup Team (BCT) if you have any questions.

## 2012 Accomplishments and Plans

Site	Documents	Field Work
Site 6	Remedial Investigation (RI)/Feasibility Study Report, in progress	Groundwater monitoring, quarterly
Site 12	RI Report, finalized June 2012	Continue non-time critical removal action Groundwater monitoring, semi-annually
Site 21	Human Health Risk Assessment Update, in progress Record of Decision (ROD)/Final Remedial Action Plan (RAP), in progress	N/A
Site 24	N/A	Continue Treatability Study phase III for groundwater
Site 27	ROD/Final RAP, finalized April 2012 Remedial Design, in progress	Remedial Action (sediment dredging in Clipper Cove) planned
Site 30	Year 2 Land Use Control (LUC) Report, finalized	LUC inspection, annually
Site 31	Removal Action Work Plan, finalized January 2012 Remedial Action Completion Report, Final Status Survey planned	Remedial Action (soil excavation and radiological survey), in progress
Site 32	ROD/Final RAP, in progress	Radiological scanning, planned
Site 33	Removal Action Work Plan, finalized January 2012 Remedial Action Completion Report, in progress Final Status Survey (if necessary)	Remedial Action (soil excavation and radiological survey), in progress
Building 233	Characterization, Remediation and Final Status Survey Work Plan, Final Status Survey, in progress	Building debris removal and Final Status Survey of building footprint, in progress
Site 6 Petroleum	Corrective Action Plan for Underground Storage Tank (UST) 240, in progress	Corrective Action for UST 240 (soil excavation), planned
YF3 Inactive Petroleum Pipeline	Screening Level Ecological Risk Assessment, in progress	Soil and groundwater samples collected April 2012
Basewide	2012 Site Management Plan, in progress	N/A



### RADIOLOGICAL INVESTIGATIONS

As part of its investigations, the Navy is surveying various sites for the presence of radionuclides including Radium-226. Radium-226 was historically used in luminescent dials and markers on Navy aircraft and ships. Areas where items may have been used, or disposed of are being surveyed for the presence of radionuclides. Currently sites being investigated include Building 233, Sites 31 and 33, and the disposal areas within Site 12. The photograph below shows workers conducting a gamma walkover survey at Site 33. The Navy is also preparing a Historical Radiologic Assessment (HRA) Technical Memorandum to update findings from the 2006 HRA. The Navy is working with the State of California Department of Toxic Substances Control and Department of Public Health, the U.S. Environmental Protection Agency, and the City of San Francisco to ensure appropriate actions are taken to protect human health and the environment. Please respect any "do not enter" or other warning signs where work is in progress. For more information, please contact the BRAC Environmental Coordinator, James B. Sullivan (page 7).



Workers perform a gamma walkover survey at Site 33

### EXCAVATION AT SITES 31 AND 33

The Navy is conducting an excavation at Site 31 to remove soil contaminated with lead, dioxins and benzo(a)pyrene, and at Site 33 to remove soil contaminated with lead and arsenic (see map on page 6 for site locations). In addition, at Site 31, a small area of soil where Radium-226 has been identified above natural background radiation levels of radium is being removed. The excavations are being radiologically surveyed at both Sites 31 and 33. The Navy will take soil samples from the excavation areas to ensure contaminants of concern are removed, and contaminated soil will be hauled off-site to an appropriate landfill. Sites 31 and 33 were fenced off for the excavation project. The soil contamination was primarily below existing asphalt and concrete pavement.



Excavation at Site 33

### HISTORICAL QUESTION

What relic of the Cold War was recently moored at Treasure Island's Pier 1, photographed below? (See page 5 for answer)



**TEAM MEMBER PROFILE:  
DANIELLE JANDA**

There is a team of Navy staff and contractors, regulatory agency staff, reuse authority staff, and community advisory board members all working together on the cleanup of NAVSTA TI. The Island Times recently talked to one of

the Navy cleanup team members, Danielle Janda, to learn more about her projects and the work she does for the environmental cleanup of NAVSTA TI.

**Island Times:** How long have you been with the Navy, and what is your job?

**Janda:** I've been with the Naval Facilities Engineering Command for about three years. For two years, I did rotations through various Naval Facilities departments as part of their Career Development Program, including restoration of active bases, construction, compliance, and utilities. I've been with Base Realignment and Closure (BRAC) for about a year. I'm a Remediation Project Manager (RPM), and by training I'm an environmental engineer.

**Island Times:** What are your projects on NAVSTA TI?

**Janda:** My primary sites are Sites 21, 24, and 32, along with petroleum site YF3. I'm happy to say that all of those sites are moving along in the cleanup process. Sites 21 and 24 both have contaminants in groundwater that the Navy is addressing with innovative technology. Specifically, it is called "in situ bioremediation," where we use microorganisms (tiny bugs) to consume and digest contamination, and break it down into harmless by-products. For Site 21, we have reached our cleanup goals, and in the fall of 2011, we issued a Proposed Plan and had a public meeting. We plan to issue a Record of Decision stating the final cleanup plan for the site in 2012.

Site 32 was used for training and hazardous materials storage. We did a soil removal in 2010, and removed

about 12,000 tons of soil contaminated with things like lubricants from electrical transformers and pesticides. We also issued a Proposed Plan and had a public meeting to gather public comments for this site in 2011. We hope to work with the regulatory agencies to officially close Site 32 in 2012.

(See map on page 6 for a location of all sites)

**Island Times:** What is the status of Site 24?

**Janda:** The bioremediation technology has been very successful here. We are working on another round of the treatment, especially in the source area, which was a dry cleaning facility. We are monitoring the progress through various sampling at the site.

**Island Times:** Where did you go to school, and what did you study?

**Janda:** I have a Bachelor of Science degree in Chemical Engineering from the University of California Los Angeles. Currently I'm studying for my Master's Degree in Environmental Science at San Diego State University.

**Island Times:** We were going to ask what you do in your free time, but do you have any free time when you are not working or studying?

**Janda:** Well, it is a busy time. But when I have time, my favorite hobby is playing basketball. I played for my high school's team and have kept up with the sport for fun.

**COLLECTING SAMPLES AT ONE OF THE LAST  
PETROLEUM SITES AT NAVSTA TI**

The Navy has been working to clean up one of the last remaining petroleum-contaminated sites on NAVSTA TI. It is an area known as YF3, and it is located on YBI (see map on page 6). The site had two piers where ships would load and unload diesel fuel. YF3 had two diesel storage tanks that were removed in the 1970s, and the corresponding fuel lines were removed between 1997 and 1998. Various soil and groundwater samples were collected over time to characterize the site. Several elevated concentrations were detected in the vicinity of the former aboveground storage tank, warranting additional sampling at the site. Because the area is on a steep



Equipment was brought in via barge because of the difficulty accessing Site YF3



A sonic drill rig is used to collect boring samples at YF3

slant in a rocky area, it was logistically challenging. According to Navy Lead Remedial Project Manager Dave Clark "It's a rather rugged terrain, and you can understand why the original samples were hard to get."

To collect the additional samples, equipment (including an excavator and a drill rig) was brought to the site via barge. Clark said "In true Navy fashion, we led an amphibious assault on the beach." He added that given construction traffic issues related Caltrans work, bringing in the drill rig via barge was much safer than bringing it in via truck. The sonic drill rig was used to bore into the surface and collect soil samples in five locations. Clark said a slight

petroleum odor was detected during sampling, but there was no evidence of mass contamination. Groundwater samples were also collected. The samples are being tested, and the Navy, in coordination with the regulatory agencies, will determine the path forward.

## HISTORICAL ANSWER

The Hughes Mining Barge, known as HMB-1, was used for the construction and testing of the Navy "Sea Shadow", sometimes referred to as a "stealth ship". To keep Sea Shadow out of the public eye, night tests were conducted off the California coast in 1985 and 1986 with the barge keeping the ship under cover during daylight hours. The Sea Shadow was unveiled to the public in the 1990's.



## Basewide Map





**ISLAND TIMES ENVIRONMENTAL INVESTIGATION AND CLEANUP NEWS**  
Former Naval Station Treasure Island Summer 2012, Newsletter No. 18

**FOR MORE INFORMATION**

There are several ways to get more information about the environmental cleanup at NAVSTA TI. See below for the locations to find documents, our web address, and contact information for the project leads.

**Base Realignment and Closure Cleanup Team Contacts**

Name/Title	Organization	Address	Email	Phone
<b>James B. Sullivan</b> BRAC Environmental Coordinator	Navy BRAC PMO West	1455 Frazee Road, Suite 900 San Diego, CA 92108-4310	james.b.sullivan2@navy.mil	(619) 532-0966
<b>David J. Clark</b> Lead Remedial Project Manager	Navy BRAC PMO West	1455 Frazee Road, Suite 900 San Diego, CA 92108-4310	david.j.clark2@navy.mil	(619) 532-0973
<b>Remedios (Medi) Sunga</b> Project Manager	CA Department of Toxic Substances	700 Heinz Avenue Berkeley, CA 94710	rsunga@dtsc.ca.gov	(510) 540-3840
<b>Myriam Zech</b> Project Manager	Regional Water Board	1515 Clay Street, Suite 1400 Oakland, CA 94612	mzech@waterboards.ca.gov	(510) 622-2445
<b>David Stensby</b> Project Manager	US Environmental Protection Agency (EPA)	75 Hawthorne St., SFD-8-3 San Francisco, CA 94105-3901	stensby.david@epa.gov	(415) 972-3246

**INFORMATION REPOSITORIES**

Would you like to review a report or other documentation about the Navy's cleanup program? The Navy has set up two conveniently located Information Repositories housing environmental documents related to NAVSTA TI. They are located here:

**Navy BRAC PMO Office**

410 Palm Avenue, Building 1, Room 161  
Treasure Island, San Francisco, CA 94130  
(415) 743-4729

Monday through Friday 8:30 a.m. – 4:30 p.m.

**Website**

Visit the Navy's BRAC website at [www.bracpmo.navy.mil](http://www.bracpmo.navy.mil). Many notices are posted on the home page. For more NAVSTA TI specific information, click "Prior BRAC", then from the Prior BRAC dropdown menu, select "Former NS Treasure Island".

**San Francisco Public Library**

Government Publications Section, 5th Floor  
100 Larkin Street  
San Francisco, CA 94102

(415) 557-4400 Call for hours

ISLAND TIMES ENVIRONMENTAL INVESTIGATION AND CLEANUP NEWS  
Former Naval Station Treasure Island Summer 2012, Newsletter No. 18

**NAVSTA TI Mailing Coupon**

If you would like to be added to the NAVSTA TI mailing list and receive copies of future newsletters and fact sheets, please fill out the coupon below and mail it to:

James B. Sullivan  
Navy BRAC PMO West  
1 Avenue Of The Palms  
Suite 161  
San Francisco, CA 94130-1807

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

☐ Add my name to the hardcopy mailing list

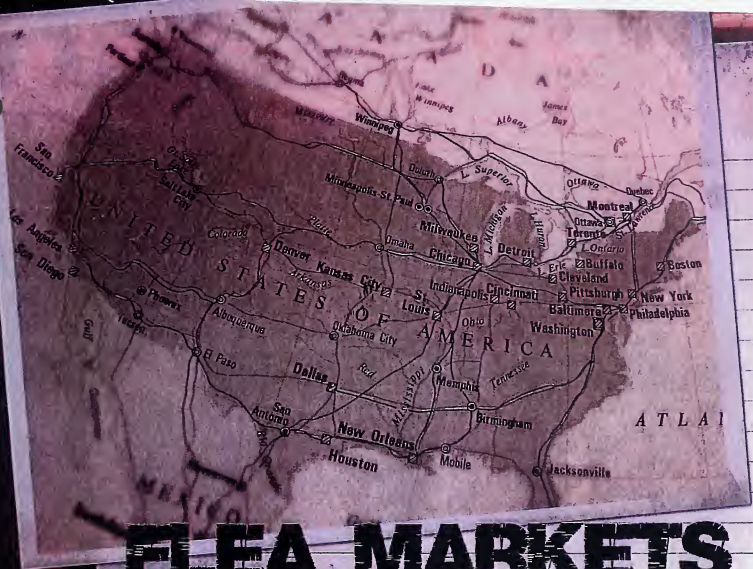
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James B. Sullivan  
Navy BRAC PMO West  
1 Avenue Of The Palms  
Suite 161  
San Francisco, CA 94130-1807

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# FLEA MARKETS ACROSS THE UNITED STATES

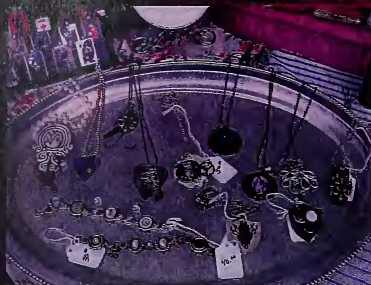
A STATE-BY-STATE GUIDE TO  
THE NATION'S BEST FLEA MARKETS

BY LEAH FRENCH

Whether you shop curated antique and vintage shows, or old-fashioned junk markets where you have to dig, flea market shopping is all about the treasure hunt. You probably won't find a chest full of gold, but you might spot a stash of vintage silver. In fact, you may find everything you need to furnish and decorate your home. Savvy flea market shoppers can head home with full loads of paintings, porcelain, glassware, pottery, chandeliers and antique furniture.

From small towns to major cities, flea markets dot this nation's landscape. Every state has at least one, and some have too many to list. Become a regular shopper at the flea markets closest to you, or plan your vacations around some of the biggest flea market events. Here we list our top flea market pick for each state, along with others we love.





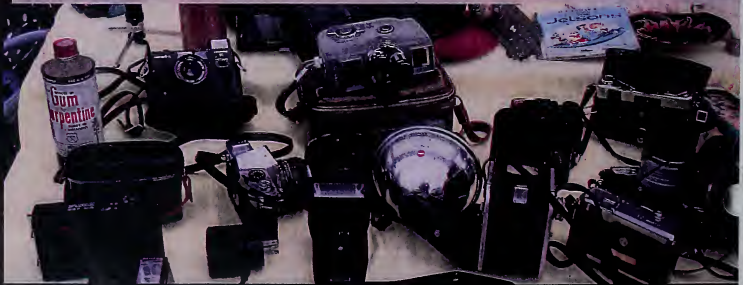
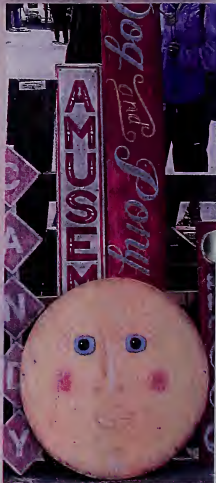
## Treasure Island Flea

Treasure Island Flea—one of San Francisco's newest flea markets—features more than just traditional flea market fare. You'll still find lots of antique and vintage items, but organizers started the market in 2011 as a showcase for indie designers in the Bay Area.

Many of the designers fashion their wares from recycled and repurposed materials. The husband-and-wife team of The Castle Walls ([thecastlewalls.com](http://thecastlewalls.com)) are good examples. James makes steampunk jewelry from old clocks and watches, and Mary makes her pieces from vintage board-game tiles. Cisco of Restore & Rework ([restoreandrework.com](http://restoreandrework.com)) upcycles just about everything into new furniture and home accessories.

Treasure Island Flea takes place on the last Saturday and Sunday of the month, on historic Treasure Island. Though typically an open-air market, the flea market is moving indoors for the rainy season. Through the end of March, look for Treasure Island Flea inside One Avenue of the Palms, which is the last building standing from the 1939 San Francisco World Fair.

[treasureislandflea.com](http://treasureislandflea.com)







## What is National Night Out?

National Night Out is a unique community event, celebrated across the United States and Canada that happens the first Tuesday in August every year. On this day, parties, gatherings, and get-togethers happen throughout San Francisco. The focus of these parties is on preventing crime and drug activity by getting to know the people on your block and in your neighborhood.

**When:** Tuesday, August 7th

**Time:** 6 pm—8 pm

**Where:** Mariner and Gateview

Free food, games, raffle, and information. Come out to strengthen our community and meet your neighbors and local law enforcement!

**Sponsored by**

SFPD, Good Neighbors, TIDA, TIHDI, Catholic Charities, YMCA, Boys and Girls Club, Community Housing Partnership, Villages at Treasure Island, , SFSAFE



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**Sponsored by**

SFPD, Good Neighbors, TIDA, TIHDI, Catholic Charities, YMCA, Boys and Girls Club, Community Housing Partnership, Villages at Treasure Island, , SFSAFE



# START THE SCHOOL YEAR RIGHT!

Treasure Island's

## BACK-TO-SCHOOL RESOURCE FAIR

THURSDAY, AUGUST 9TH  
6-8 PM

Boys and Girls Club  
401 13th Ave  
San Francisco, CA 94130

SCHOOL DISPLAYS • YOUTH ACTIVITIES • PARENT  
RESOURCES • BACKPACK GIVEAWAYS\* • HEALTH  
INFORMATION • DINNER & MORE

\*Backpack give away is limited to TIYBI youth who participate in event.  
Youth must be present with an adult to receive a backpack.

SPONSORED BY:



BOYS & GIRLS CLUBS  
OF SAN FRANCISCO  
the future starts here



TIYBI



Catholic Charities CYO  
San Francisco, San Mateo & Marin



the



We all make a commitment to nonviolence, today and everyday, on the bus, on the playground, at home, wherever we go.

TS/412

EH

2004/05

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10/10/05

10/10/05

# Treasure Island Community Party

August 11 1-6 P.M.

Activities  
Entertainment Local Artists  
Free Food

Located at Gateview Ave.

What more could you ask for?

Supported by: Good Neighbors, Catholic Charities and

TIADI

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Continued

1960

1960-1961

1961-1962

1962-1963

1963-1964

1964-1965

1965-1966

# TI/YBI Development Project: Transition Housing Interim Move Update

**Tuesday, August 14  
6:30pm—8:00pm**

**Treasure Island,  
Casa de la Vista  
Avenue of the Palms  
btw California Ave  
and Third Street**

You are invited to attend the second information session which will provide an update on **Interim Moves from YBI to TI** associated with the Treasure Island and Yerba Buena Island Development Project. Topics covered in this session will include:

- Schedule Update
- Review of Community Input to Date
- Discussion of Proposed Interim Move Implementation Plan

**All community members are welcome to attend.** Please note that this meeting will only discuss moves from YBI to TI. Discussion of future moves for TI residents will occur at additional community meetings in the future.



## FOR MORE INFORMATION:

For more information, or to request accommodation for a disability or interpretation, please contact:

Kelly Pretzer at the Treasure Island Development Authority

Phone: 415-749-2519

E-mail: [kelly.pretzer@sfgov.org](mailto:kelly.pretzer@sfgov.org)

## At the information session:

- Light refreshments will be provided.
- This meeting is wheelchair accessible. Assisted listening services will be provided if requested at least 72 hours in advance. (TTY: 554-6799)
- Interpretive services will be available with at least 72 hours of notice.
- The meeting location is serviced by the 108 MUNI line.









# Treasure Island Small Business Workshop and Outreach Event



Sponsored by: the Treasure Island Development Authority,  
the United States Small Business Administration, and  
the San Francisco Office of Small Business.

Wednesday, August 22, 2012—10:00 AM

Casa de la Vista - 191 Avenue of Palms, Treasure Island

TIDA, the U.S. Small Business Administration (US SBA) and the San Francisco Office of Small Business (OSB) invite all on-Island businesses, entrepreneurs and residents to a Small Business Workshop and Outreach Event. This event will provide a general overview of the programs, services and opportunities available to on-Island small business through the US SBA and the City OSB. Topics to include:

## United States SBA

- SBA Classes, Counseling and Mentoring Opportunities
- How to Get an SBA Loan and SBA Certified Lenders
- SBA Focal Areas for Hub Zones
- Government Contracting
- Help During Disasters
- SBA Partners

## San Francisco OSB

- Starting a Business in San Francisco
- San Francisco Business Permit and Registration Requirements
- San Francisco Small Business Loan Programs
- San Francisco Jobs Now Program
- San Francisco Tax Credits and Incentives

All interested parties are welcome and encouraged to attend.

To RSVP or if you have further questions please contact Peter Summerville of TIDA at [Peter.Summerville@sfgov.org](mailto:Peter.Summerville@sfgov.org) or (415) 274-0665.



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**AGENDA ITEM 6(b)**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Resolution Approving Fiscal Year 2012/13 Minimum Monthly Rental Rate Schedule.

**Contact:** Richard A. Rovetti, Deputy Director of Real Estate

**Phone:** 415-274-3365

**BACKGROUND**

During the interim period preceding transfer of the real property from the US Navy to the Treasure Island Development Authority (the "Authority"), the Authority earns operating revenue by subleasing property leased from the US Navy. On July 11, 2007, the Authority Board of Directors (Resolution No. 07-54-07/11) delegated authority to the Director of Island Operations to approve and execute subleases on behalf of the Authority, provided that the terms of said subleases met certain parameters as found in the Authority's Interim Subleasing Policy. Contained within the delegated authority is a schedule of minimum monthly rental rates for subleases which can be executed by the Director of Island Operations without Authority Board review and approval. The term "sublease" refers to both subleases and use permits for properties listed on the Minimum Monthly Rental Rate Schedule. Such delegated authority can only be executed under the following criteria.

1. The sublease is for a use that is consistent with the permitted use under the applicable Master Lease or License Agreement between the US Navy and the Authority;
2. The sublease is for space included in the current Minimum Monthly Rental Rate Schedule adopted by the Authority Board, and the sublease rent conforms to the Minimum Monthly Rental Rate Schedule;
3. The subtenant executes the Authority's standard form sublease or use permit with no alterations except for minor changes approved by the City Attorney or changes in insurance approved by the City Risk Manager;
4. The sublease term does not exceed month-to-month and is no greater than the term provided the Authority in its Master Lease or License Agreement with the US Navy;
5. The sublease may include one month of free rent for Early Entry for tenant improvements prior to the commencement of the term; and
6. The sublease includes a Security Deposit equal to two months of initial Base Rent.

The Authority's Interim Subleasing Policy describes how all subleasing and sublease renewals shall be conducted utilizing a standardized procedure with the objective of ensuring transparency in the terms and conditions of all transactions and agreements with third parties, and the resulting outcome being that of a streamlined subleasing procedure. The Interim Subleasing Policy provides for a periodic update of the Minimum Monthly Rental Rate Schedule. On October 12, 2011, the Authority Board updated its Minimum Monthly Rental Rate Schedule for 2011/2012. The Minimum Monthly Rental Rate Schedule sets the minimum sublease rental rates per square foot by type of use and facility.

During the past 12 months, demand for space on Treasure Island has remained high relative to the balance of San Francisco. Recent leasing activity has lowered the Authority's inventory of available warehouse, industrial and office space.

Project Staff has reviewed the initial appraisal report prepared by Carneghi-Blum & Partners, Inc., as well as available commercial data including comparables of property similarly situated to that of Treasure Island, and has evaluated Authority transactions over the past year. The data demonstrates that the Authority's current Minimum Monthly Rental Rate Schedule is in line with current market conditions given the extraordinary limiting conditions of the properties and sublease terms. Therefore, the proposed Minimum Monthly Rental Rate Schedule is being amended to include additional properties but no rate increases are being proposed at this time. Moreover, Authority staff continues to have the ability to negotiate higher rates than those found in the Minimum Monthly Rental Rate Schedule.

#### **PROPOSED ADDITIONS TO FY 2012/13 MINIMUM MONTHLY RENTAL RATE SCHEDULE**

Project Staff proposes to add Treasure Island Buildings 29, 215, and 501 to the Minimum Monthly Rental Rate Schedule to be consistent with Navy Master Lease amendments that added these buildings to the portfolio of properties which the Authority leases from the Navy.

#### **RENEWALS OF EXISTING SUBLEASES**

The Interim Subleasing Policy allows for renewals of existing subleases at rental rates adjusted between 2% and 5% based on local market conditions. Project staff recommends negotiating between a 2% and 5% rent increase for renewals of existing subleases and permits scheduled to expire on November 30, 2012. The Minimum Monthly Rental Rate Schedule includes a list of existing subleases that the Authority Board previously approved due to the fact that these subleases were at rental rates below those previously adopted or on terms and conditions that are not consistent with the parameters in the Interim Subleasing Policy. Authority staff proposes to either enter into an amendment to sublease or a new sublease agreement with each of the existing subtenants, including the subtenants listed on the Minimum Monthly Rental Rate Schedule, on a month to month basis through November 30, 2013 at a rental rate of no less than the current rent payable under each sublease increased by a minimum of 2%, with a Security Deposit of two times the initial Base Rent, and otherwise on the same terms and conditions set forth in the existing sublease agreements.

## **RECOMMENDATION**

The Project staff recommends that the Authority Board approve the proposed changes to the Interim Subleasing Policy attached hereto as Exhibit B and the amended Minimum Monthly Rental Rate Schedule attached hereto as Exhibit A. Upon adoption of this amended Minimum Monthly Rental Rate Schedule, the Director of Island Operations will be authorized to enter into subleases and permits and extensions of existing subleases and permits without specific Treasure Island Development Authority Board approval of each sublease, permit or extension, provided that: (i) the sublease, permit or extension conforms to all the approved subleasing parameters; or (ii) if the extension is for an existing sublease or permit, the term of the month to month extension will expire on November 30, 2013, the rental rate is no less than the current rent payable by such subtenant increased by a minimum of 2%, and the extension is otherwise on all of the terms and conditions of the existing sublease or permit. Project staff would not be authorized to enter into subleases, permits or extensions of existing subleases or permits at rental rates below those adopted or on terms and conditions that are not consistent with the parameters in the Interim Subleasing Policy without specific authorization from the Treasure Island Development Authority Board of Directors.

## **EXHIBIT:**

EXHIBIT A – Amended Minimum Monthly Rental Rate Schedule

EXHIBIT B – Interim Subleasing Policy

Prepared by: Richard A. Rovetti, Deputy Director of Real Estate  
For: Mirian Saez, Director of Island Operations

**Exhibit A**  
**FY 2011/12 Minimum Monthly Rental Rate Schedule**

<b>Building No.</b>	<b>Name</b>	<b>Highest and Best Use</b>	<b>Minimum Rental Rate psf</b>
1	Administrative Building	Office	\$0.75
2	Hangar 2	Industrial	\$0.15
3	Hangar 3	Industrial	\$0.10
29	Building 29	Industrial	\$0.10
33	Former TI School	Office / Commercial	\$0.25
34	Commissary	Industrial	\$0.25
41	Building 41	Office / Storage	\$0.25
62	Building 62	Industrial	\$0.41
69	Shed	Industrial	\$0.20
111	Fire House	Industrial	\$0.25
140	Nimitz Conference Center	Office / Commercial	\$0.25
141	Building 141	Industrial	\$0.25
146	Gatehouse	Retail	\$1.25
180	Building 180	Industrial	\$0.25
183	Café	Retail	\$1.25
187	Chapel	Office / Commercial	\$0.50
201	Navy Exchange	Industrial	\$0.20
202	Coin Laundry/Credit Union	Industrial	\$0.10
215	Building 215	Industrial	\$0.10
216	RV Storage	Industrial	\$0.10
221 YBI	Office Storage	Industrial	\$0.50
225	DPW Hobby Shop	Industrial	\$0.25
229	Club House (Life Learning)	Office / Assembly	\$0.50
229 YBI	Tower	Office	\$0.10
258	Post Office	Industrial	\$0.05
261	Bowling Alley	Recreation / Industrial	\$0.05
264	PUC Shop	Industrial	\$0.25
265	Library	Office / Commercial	\$0.50
292	Warehouse	Industrial	\$0.10
298	Yacht Club	Office / Assembly	\$0.50
330	Gas Station	Industrial	\$0.05
346	Building 346	Industrial	\$0.25
384	Building 384	Industrial	\$0.25
401	Theater	Office / Commercial	\$0.05
454	Building 454	Industrial	\$0.25
448	Building 448	Industrial	\$0.25
449	Building 449	Commercial	\$0.50
501	Building 501	Industrial	\$0.25
520	Building 520	Industrial	\$0.25

530	Building 530	Industrial	\$0.25
670	Brig	Industrial	\$0.25
671	Carpentry Shop	Industrial	\$0.35
Quarters 1	Nimitz House	Office / Commercial	\$0.25
Paved Land/ Pier space			\$0.10
Unpaved Land			\$0.05

**Existing Subleases / Use Permits Previously Approved by  
Authority Board of Directors**

<b>Sublease / Permit No.</b>	<b>Subtenant / Permittee</b>	<b>Use</b>	<b>Resolution No.</b>
N/A	YMCA	Gym	11-35-06/22
P-100	New Cingular Wireless PCS, LLC	Cell	09-43-07/08
P-133	T-Mobile West Corporation, Inc., a Delaware corporation	Cell	10-08-03/10
P-293	Marin County Flea Market LLC, doing business as Treasure Island Flea	Flea Market	10-46-12/08
P-354	G.B. Enterprises	Landscape maintenance	09-21-04/08
P-363	Oakland Police Department	Training	11-01-01/26
P-364	Berkeley Police Department	Training	11-02-01/26
P-456	Indigo Films Entertainment Group	Filming	11-40-06/22
11	SFPD Behavioral Sciences Unit	Office Counseling	08-14-04/09
15	New Cingular Wireless PCS, LLC	Cell Site	08-17-04/09
18	SFPD Motorcycle Solo Unit	Office Training	08-15-04/09
148	T-Mobile West Corporation, Inc., a Delaware corporation	Cell	10-43-10/03
273	Pacific Brokerage, Inc.	Restaurant and Events	10-50-12/08
327	Ken Masters, an individual	storage	10-12-04/07
334	Monica Hobbs Catering	Events	09-63-11/18
346	Treasure Island Homeless Development Initiative	Office	08-46-09/18



351	WILLIAM COLLISTER AND GERRID JOY, individuals	Shed	10-24-05/12
353	Island Creative	shed	09-06-01/14
361	The San Francisco Fog Rugby Club, Inc.	Athletic Clubhouse	08-32-06/11
365	Treasure Island Sailing Center Foundation	Sailing Center	08-48-09/18
368	Delancey Street Foundation	Charter School	08-68-11/12
369	Bay Ship and Yacht Co., a California corporation	Pier	09-66-11/18
373	Applied Engineering & Construction Management	Office Storage	11-09-03/22
374	Treasure Island Yacht Club	clubhouse	08-59-10/22
380	Wine Valley Catering (café)	Cafe	09-15-02/11
381	TIHDI, Toolworks, and Wine Valley Catering ("the Joint Venture")	Events	10-40-07/14
387	Boys and Girls Clubs of San Francisco	school	08-60-10/22
389	Treasure Island Museum Association	office	08-27-06/11
392	Treasure Island Homeless Development Initiative	Land	08-47-09/18
394	San Francisco Gaelic Athletic Association	Athletic Field	08-05-02/13
404	San Francisco Gaelic Athletic Association	Athletic Field	08-65-10/22
410	San Francisco Little League, Inc.	Athletic Field	08-39-07/09
411	San Francisco Little League, Inc.	Athletic Field	08-40-07/09
412	San Francisco Gaelic Athletic Association	Athletic Clubhouse	09-22-05/13
421	SFGG Rugby Foundation, Inc	Athletic Field	09-03-01/14
439	SOL ROUGE, LLC., a California limited liability company for Buildings 141 and 448,	Wine Production	11-31-05/11
455	Catholic Charities CYO	Childcare	11-37-06/22
570	Applied Engineering & Construction Management	Shed / Storage	12-16-06/13

**Exhibit B**  
**TREASURE ISLAND DEVELOPMENT AUTHORITY**  
**INTERIM SUBLEASING POLICY**

During the interim period preceding transfer of the real property from the US Navy to the Treasure Island Development Authority (the "Authority"), the Authority earns operating revenue to support the policy goals and objectives of the City and the Authority by subleasing property leased or licensed from the US Navy. The purpose of the Authority's Interim Subleasing Policy is to establish the rules and procedures for subleasing real property during the interim period.

**I. POLICY STATEMENT**

All subleasing and sublease renewals shall be conducted utilizing a standardized procedure with the objective of ensuring transparency in the terms and conditions of all transactions and agreements with third parties, and the resulting outcome being that of streamlined leasing procedures. The term "sublease" refers to both subleases and use permits for properties listed on the Minimum Monthly Rental Rate Schedule. Use permits are used for those properties on the Minimum Monthly Rental Rate Schedule that are subject to a Navy License Agreement instead of a Navy Master Lease.

**Standardization** – To competitively position the Authority's commercial properties, the sublease process requires the use of standardized form leases, business terms and parameters. Parameters shall be reviewed and approved by the Authority from time to time for use by Project Staff. Exceptions to utilization of standardized forms and parameters shall be approved by the Authority in its sole and absolute discretion.

**Marketing** – Marketing shall be conducted in a public, open and transparent method that is intended to maximize exposure of the properties. Such marketing shall include notifications of available space in the Treasure Island Development Authority website as well as commercial websites, such as Co-Star and paid advertisements in print media as necessary to reach the commercial markets

**II. SUBLEASE BUSINESS TERMS AND ALLOWANCES**

- A. Standard Form Sublease.** The subtenant will sign a standard form sublease or use permit with no changes except minor changes approved by the City Attorney or changes to the insurance requirements approved by the City's Risk Manager. Any changes to the sublease or use permit which significantly alter the potential liabilities or the responsibilities of the Authority will require Authority approval.
- B. Business Terms and Parameters.** The Business Terms of the sublease shall fall within the following general parameters:
- 1) **Uses.** Uses of subleased properties shall be consistent with uses prescribed by the US Navy and uses assigned by the Authority; or, in the case of a multiple tenant property, shall be similar to and/or compatible with the other uses in the property.
  - 2) **Term.** The term of the sublease shall be no greater than the term provided the Authority in its lease or license with the US Navy.

- 3) **Terms and Conditions.** The basic legal terms and conditions are incorporated into the terms of a boilerplate sublease or use permit approved by the City Attorney. Exceptions to the boilerplate terms and conditions will be approved by the City Attorney. Subleases and use permits and amendments to subleases and use permits that are not signed "as to form" by the City Attorney are invalid and not binding against the Authority.
- 4) **Risk Management.** The Risk Manager for the City and County of San Francisco established all insurance requirements for all subleases and use permits. Exceptions to the standard insurance requirements shall be provided only by the Risk Manager and shall be in writing.
- 5) **Annual Rate Adjustments.** Each year, rental rates for current subtenants are adjusted between 2% and 5% based on the change in the local Consumer Price Index, as well as general and local market conditions.
- 6) **Minimum Rents.** The sublease or use permit provides for **minimum rents** that are no lower than the rate for space of the category subleased, as shown on the **Minimum Rental Rate Schedule** adopted periodically by the Authority.
- 7) **Security Deposit.** Each subtenant shall provide the Authority a Security Deposit that is equal to at least two times the monthly base rent. The Security Deposit may be greater based on a review of risk factors for a subtenant. The Security Deposit for lease renewals shall be at least two times the initial monthly base rent.

**C. The sublease may include Allowances.**

- 1) **Early Entry.** The subtenant may take early occupancy, up to a maximum of 30 days, to make improvements to the property to prepare it for occupancy.
- 2) **Rent Credit.** Rent Credits may be allowed to make improvements to the premises. The value of Rent Credits cannot exceed 50% of Year One base rent. Rent Credits may be used to offset no more than 50% of the subtenant's base rent for any month.
- 3) **Paint and Carpet Allowance.** The quoted rate for full service office space assumes move-in space with good paint and carpeting. In the event a subtenant takes office space that does not meet the standard, the subtenant may be provided an allowance for paint and carpet up to a maximum of \$2.00 per square foot to make these cosmetic improvements to the premises.
- 4) **Limitations to Rent Credit and Paint and Carpet Allowance(s).** Either Rent Credit or Paint and Carpet Allowance(s) may be used to reduce monthly

base rent for a period that shall not exceed twelve months. In no event shall credits or allowances be used to reduce monthly base rent by an amount greater than 50% of the monthly base rent for the month. Allowances may be provided as a condition of a renewal.

- 5) **Certification of Rent Credits and Paint and Carpet Allowance(s).** Plans and descriptions of work and materials that may be eligible for Rent Credit or Paint and Carpet Allowance(s) and the maximum potential value of Rent Credit or Paint and Carpet Allowance(s) must be agreed upon and made a part of the terms of the sublease. Rent Credit and Paint and Carpet Allowance(s) will only become available after invoices for materials purchased and work performed have been certified by Project Staff as being a fair representation of work completed and work eligible for Rent Credit or Paint and Carpet Allowance(s). Neither Rent Credit nor Paint and Carpet Allowance(s) will be available to the subtenant to reduce monthly base rent prior to certification of satisfactory completion of work.

#### **D. Subtenant Requirements.**

- 1) **Permits.** The subtenant will comply with all applicable **permitting and regulatory** requirements of the Authority, the City and County of San Francisco, the US Navy and any other regulatory agency.
- 2) **Credit Check.** The subtenant must meet the same standards of **credit worthiness** and other financial conditions as required for subtenants receiving full Authority review.

### **III. REVIEW AND REPORTING REQUIREMENTS**

- A. Prior to execution by the Director of Island Operations, the terms and conditions of a sublease shall be reviewed by the US Navy, the Treasure Island Homeless Development Initiative and the Office of Economic and Workforce Development to assure that the proposed subtenant and the terms of the proposed sublease are compatible with current and future activities and operations, as well as the Development Project and Authority obligations to the Treasure Island Homeless Development Initiative and Treasure Island Community Development, LLC.
- B. The Director of Island Operations shall present a written description at each monthly meeting of the Authority describing all subleasing activity, including subleases and renewals signed by the Director and the terms of those subleases and renewals.



1 [Interim Subleasing Policy and Minimum Monthly Rental Rate Schedule]

2 **Resolution Approving Fiscal Year 2012/13 Minimum Monthly Rental Rate Schedule.**

3 WHEREAS, Former Naval Station Treasure Island is a military base located on  
4 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by  
5 the United States of America, acting by and through the Department of the Navy; and,

6 WHEREAS, The Base was selected for closure and disposition by the Base  
7 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its  
8 subsequent amendments; and,

9 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,  
10 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit  
11 corporation known as the Treasure Island Development Authority (the "Authority") to act as a  
12 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and  
13 conversion of the Base for the public interest, convenience, welfare and common benefit of  
14 the inhabitants of the City and County of San Francisco (the "City"); and,

15 WHEREAS, The Board of Supervisors rescinded designation of the Authority as the  
16 redevelopment agency for Treasure Island under California Community Redevelopment Law  
17 in Resolution No. 11-12; and that such rescission does not affect Authority's status as the  
18 Local Redevelopment Authority for Treasure Island or the tidelands trust trustee for the  
19 portions of Treasure Island subject to the tidelands trust, or any of the other powers or  
20 authority; and

21 WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended  
22 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter  
23 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) authorized the Board of  
24 Supervisors to designate the Authority as a redevelopment agency under the California  
25 Community Redevelopment Law ("CRL") with authority over the Base upon approval of the

1 City's Board of Supervisors, and (ii) with respect to those portions of the Base which are  
2 subject to Tidelands Trust, vested in the Authority the authority to administer the public trust  
3 for commerce, navigation and fisheries as to such property; and,

4 WHEREAS, The Board of Supervisors approved the designation of the Authority as a  
5 redevelopment agency with powers over Treasure Island in Resolution No. 43-98, dated  
6 February 6, 1998; and,

7 WHEREAS, The Authority is not exercising any of its redevelopment powers under  
8 CRL in connection with the operation, management, reuse and development of the Base, and  
9 no redevelopment project area or redevelopment plan has been adopted for the Base; and,

10 WHEREAS, On March 11, 1998, pursuant to Resolution No. 98-10-3/11, the Board of  
11 Directors of the Authority adopted The "Treasure Island Development Authority Rules and  
12 Procedures for Transfer and Use of Real Property" (the "Rules and Procedures"), which  
13 establish the specific rules and procedures for the transfer of all or any portion of the real  
14 property located on the closed Naval Base Treasure Island; and,

15 WHEREAS, On July 11, 2007, the Authority Board of Directors (Resolution No. 07-54-  
16 07/11) approved an Interim Subleasing Policy which standardizes the subleasing process for  
17 the interim month to month subleases while assuring that there is consistency, transparency  
18 and full disclosure to the Authority and the public by the use of a pre-approved body of  
19 subleasing parameters that include a boilerplate sublease, business terms and minimum  
20 rental rates to guide Project Staff in sublease negotiations while assuring compliance with  
21 Board policy; and,

22 WHEREAS, The term "sublease" refers to both subleases and use permits for  
23 properties listed on the Minimum Monthly Rental Rate Schedule attached to the Interim  
24 Subleasing Policy, and use permits are used for those properties on the Minimum Monthly  
25



1 Rental Rate Schedule that are subject to a Navy License Agreement instead of a Navy Master  
2 Lease; and,

3 WHEREAS, Under the Interim Subleasing Policy, the Director of Island Operations may  
4 approve and execute subleases on behalf of the Authority, provided that the terms of said  
5 subleases meet certain parameters as found in the Authority's Interim Subleasing Policy,  
6 including compliance with the Minimum Monthly Rental Rate Schedule; and,

7 WHEREAS, Authority staff proposes to amend the existing Minimum Monthly Rental  
8 Rate Schedule to add Treasure Island Buildings 29, 215, and 501 to the Minimum Monthly  
9 Rental Rate Schedule to be consistent with the Navy Master Lease amendments that added  
10 this building to the portfolio of properties that the Authority leases from the Navy; and,

11 WHEREAS, The Minimum Monthly Rental Rate Schedule also includes a list of existing  
12 subleases and use permits (the "Non-Parameter Subleases and Use Permits") that the  
13 Authority Board previously approved because they did not fall within the parameters set forth  
14 in the Interim Subleasing Policy for subleases and use permits that can be executed by the  
15 Director of Island Operations without Authority Board approval; and,

16 WHEREAS, The Interim Subleasing Policy allows for renewals of existing subleases at  
17 rental rates adjusted between 2% and 5% based on the change in the local Consumer Price  
18 Index, as well as general and local market conditions; and,

19 WHEREAS, Authority staff proposes to enter into new sublease agreements or use  
20 permits, or amendments to the existing subleases or use permits, with each of the existing  
21 subtenants, including the subtenants listed on the Minimum Monthly Rental Rate Schedule as  
22 Non-Parameter Subleases, on a month to month basis through November 30, 2013 at a rental  
23 rate no less than the current rent payable under each sublease increased by 2% and  
24  
25

1 otherwise on the same terms and conditions set forth in the existing sublease agreements;  
2 Now, Therefore, Be It

3 RESOLVED, That the Authority Board approves and adopts the changes to the  
4 2012/13 Minimum Monthly Rental Rate Schedule in substantially the form attached as Exhibit  
5 A; and, be it,

6 FURTHER RESOLVED, That the 2012/13 Minimum Monthly Rental Rate Schedule  
7 supersedes the Minimum Monthly Rate Schedule adopted by the Authority Board on October  
8 12, 2011 pursuant to Resolution No. 11-59-10/12, which shall have no further effect on the  
9 terms, conditions, rules and procedures for subleasing properties on the Base; and, be it

10 FURTHER RESOLVED, That the Authority Board authorizes the Director of Island  
11 Operations to execute new sublease agreements and use permits, or amendments to the  
12 existing sublease agreements and use permits, with each of the existing subtenants, including  
13 the subtenants listed on the Minimum Monthly Rental Rate Schedule as Non-Parameter  
14 Subleases, on a month-to-month term through November 30, 2013 at a rental rate of no less  
15 than the current rent payable under the existing sublease increased by a minimum of 2% and  
16 otherwise on the same terms and conditions set forth in the existing subleases.

#### 17 CERTIFICATE OF SECRETARY

18 I hereby certify that I am the duly elected Secretary of the Treasure Island  
19 Development Authority, a California nonprofit public benefit corporation, and that the  
20 above Resolution was duly adopted and approved by the Board of Directors of the  
21 Authority at a properly noticed meeting on August 8, 2012.

22  
23  
24  
25  

---

Larry Mazzola Jr., Secretary





**AGENDA ITEM 6(c)**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Resolution Approving and Authorizing Amendment to the Policy for Distribution of Tickets and Passes through Incorporating Exceptions from the CCSF Policy

**Contact:** Robert Im, Legal Intern

**Phone:** (415) 274-0646

**BACKGROUND**

On June 10, 2009, the Treasure Island Development Authority Board adopted Resolution #09-37-06/10 Policy for Distribution of Tickets and Passes. On June 22, 2012, the Office of the City Attorney issued a memorandum describing exceptions that are not present in the current TIDA Policy for Distribution of Tickets and Passes.

Furthermore, upon review of the Policy, the Office of the City Attorney highlighted several areas that could be amended to bring the Policy in accordance with changes in State regulations and procedures.

To incorporate these amendments, Project Staff requests that the Board approve and authorize amendment to the Policy, the substance of which is described in more detail below.

**REPORT AS INCOME EXCEPTION**

A ticket from a City department is not a gift if the department is informed that the recipient will report the ticket as income on tax returns and the department reports that ticket distribution to the Fair Political Practices Commission.

**CEREMONIAL ROLE EXCEPTION**

A ticket from a City department is not a gift if recipient, an elected official, is playing a ceremonial role or function, at the event for which the ticket was received, on behalf of the City. The department must still report the ticket distribution to the FPPC. A "ceremonial role" is an act performed at an event by the official as a representative of the official's agency at the request of the event holder where, for a length of time, the focus of the event is on the official's act. Examples include: throwing out the first pitch at a baseball game; cutting a ribbon at an opening.

**RETURN, PAY OR DONATE EXCEPTION**

A ticket from a City department is not a gift if, prior to the event and within 30 days of receiving the ticket, recipient returns it unused, pays for it, or donates it to a 501(c)(3) nonprofit organization or government agency without taking a tax deduction.

### **ADDITION TO PUBLIC PURPOSE EXCEPTION**

To reflect a recent change to state regulations, "improving employee morale and/or retention" will be added to the list of public purpose exceptions in the Policy for Distribution of Tickets and Passes.

### **PROCEDURAL CHANGES**

The procedure for submitting Form 802 has been updated and is now in accordance with FPPC requirements.

### **RECOMMENDATION**

Project Staff recommends approval and authorization of amendment to the Policy for Distribution of Tickets and Passes.

### **EXHIBITS**

- Exhibit A: Amended Policy for Distribution of Tickets and Passes
- Exhibit B: June 22, 2012 Memorandum from Office of the City Attorney Regarding Gift Rules Regarding the City's Distribution of Tickets and Passes
- Exhibit C: Revised Form 802
- Exhibit D: Fair Political Practices Commission Regulation 18944.1

Prepared by: Robert Im, Legal Intern  
For: Mirian Saez, Director of Island Operations



TREASURE ISLAND DEVELOPMENT AUTHORITY  
410 AVENUE OF THE PALMS,  
BLDG. ONE, 2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0860 FAX (415) 274-0299  
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DIRECTOR OF THE ISLAND OPERATIONS

## EXHIBIT A

**Treasure Island Development Authority**  
**Policy for Distribution of Tickets and Passes**  
**Standard Operating Procedure**

**Background**

The Treasure Island Development Authority ("TIDA") through the Special Events Department periodically receives tickets and/or passes to various on-Island events and excursions at no cost that are subsequently distributed to City officials, staff and TIDA Board members for their use. Fair Political Practices Commission (FPPC) Regulation 18944.1, subdivision (c), instructs that the distribution of tickets and/or passes by a government agency to its officials may require local agencies to adopt a written policy regarding their distribution. The TIDA Board adopted Resolution #09-37-06/10 Policy for Distribution of Tickets and Passes on June 10, 2009.

The President and the Secretary of the Treasure Island Development Authority Board of Directors, as well as the Director of Island Operations, shall each have independent authority to determine whether a public purpose benefit exists by the distribution of the tickets and/or passes and to distribute the tickets and/or passes in accordance with this Policy. TIDA may not accept any tickets and/or passes that are earmarked for use by any particular City or TIDA official, employee or officer. The TIDA official distributing any tickets and/or passes in accordance with this Policy shall determine which City or TIDA official, employee or officer may use the tickets and/or passes. Under TIDA's Policy for Distribution of Tickets and Passes, a City or TIDA official, employee or officer who has received tickets and/or passes shall not transfer such tickets and/or passes to any other person, except to the official, employee or officer's spouse, domestic partner recognized by state law, or dependent children, solely for their personal use. Tickets and/or passes may also be distributed to persons who are not City officials, staff and TIDA Board Members if the President, Secretary of the Treasure Island Development Authority Board of Directors, or the Director of Island Operations, determine that a public purpose benefit exists.

Under the TIDA Policy for Distribution of Tickets and Passes, the distribution of any tickets and/or passes by TIDA to, or at the behest of, any TIDA official, employee or officer, including officials, employees and officers of the City who perform services for TIDA, shall accomplish one or more of the following public purposes.

- Promotion of economic development and employment in the City, including the City's mainland and the Base.
- Promotion of local businesses.



- Promotion of City tourism, including conferences, conventions, and special events on the City's mainland and on the Base.
- Promotion of public and private resources available to City residents, including charitable and nonprofit organization resources on the City's mainland and on the Base.
- Promotion of TIDA or City-run, sponsored or supported community programs.
- Promotion of community programs, including programs supported by charitable and nonprofit organizations on the City's mainland and on the Base.
- Promotion of public facilities available for City resident use, including facilities on the City's mainland and on the Base.
- Promotion of private facilities available for City resident use, including charitable and nonprofit organization facilities on the City's mainland and on the Base.
- Promotion of exchange programs with foreign officials and representatives.
- Increasing public exposure to, and awareness of, the recreational, cultural, and educational facilities available to the public within the City, including facilities on the City's mainland and on the Base.
- Promotion of the public trust for commerce, navigation and fisheries within the TIDA's jurisdiction as the Tidelands Trustee.
- Improving employee morale and/or retention.
- Any purpose similar to the above identified in any City or TIDA contract.

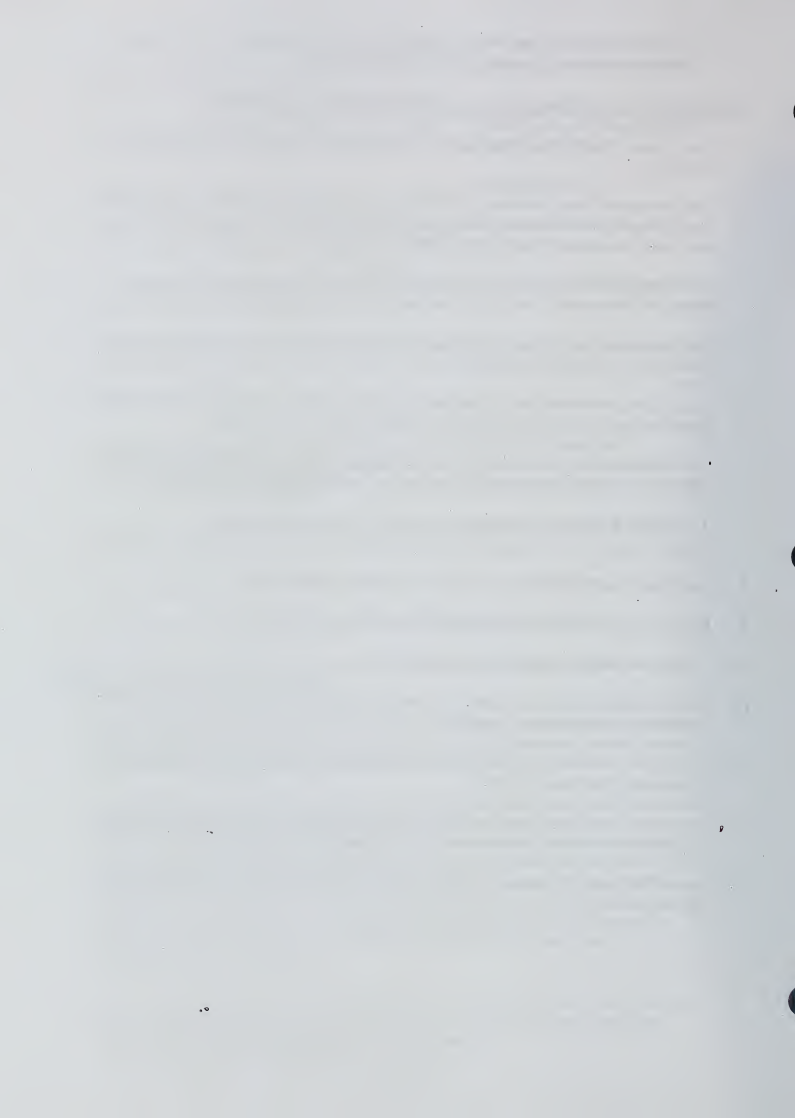
In addition to the aforementioned public purposes, there are more exceptions to the limits and reporting requirements of tickets as gifts.

- Report as Income: A ticket from a City department would not be a gift if you inform the department that you will report the ticket as income on your federal and state tax returns, and the department reports that ticket distribution to the FPPC.
- Ceremonial Role: A ticket may not be a gift for events at which an elected official performs a ceremonial role or function on behalf of the City. A "ceremonial role" is an act performed at an event by the official as a representative of the official's agency at the request of the holder of the event or function, where for a period of time, the focus of the event is on the act performed by the official. In addition to the official performing the ceremonial role, any other City employee assisting that official in performing the ceremonial role may receive a ticket – without considering the ticket as either a gift or income, although any employee's receipt and use of the ticket does not have to be separately reported on Form 802.
- Return, Pay or Donate: The limits and restrictions on receiving gift do not apply if you take any of the following three steps within 30 days of receiving the tickets or passes
  - 1) Return the tickets or passes unused before the event; or
  - 2) Pay fair market value for the tickets or passes; or

- 3) Donate the tickets or passes to a 501(c)(3) nonprofit organization or a government agency and do not take a tax deduction for the donation.

### **Procedure for Acceptance and Distribution of Tickets and Passes**

1. The Director of Island Operations receives the tickets and/or passes from the Event Producer.
2. The Director of Island Operations, the President or Secretary of the TIDA Board distribute the tickets and/or passes in a manner consistent with the Policy for Distribution of Tickets and Passes in consultation with the Project Administrator.
3. Questions regarding consistency with the TIDA Policy for Distribution of Tickets and Passes will be brought to the attention of the City Attorney's Office.
4. The Summary of the Policy for Distribution of Tickets and Passes is provided along with tickets and/or passes to recipients.
5. A list of names of all City or TIDA official, employee or officer who receive tickets and/or passes will be maintained by the Project Administrator for TIDA records.
6. A list of names of all persons who are not City officials, staff and TIDA Board members will also be maintained separately by the Project Administrator for TIDA records
7. The Project Administrator downloads Form 802 from the FPPC's website.  
<http://www.fppc.ca.gov/forms/802.pdf> Sample Form.
8. The Project Administrator prepares Form 802 and Donor Gift Form.
9. City Attorney reviews completed Form 802 and Donor Gift Form.
10. The Director of Island Operations signs Form 802.
11. A copy of the completed Form 802 is forward to the FPPC for posting on its website within 45 days of the ticket/passes distribution.
12. The Project Administrator ensures Donor Gift Forms are posted on TIDA's website within 30 days after the ticket distribution.
13. Hard copies of the completed Form 802 and Donor Gift Form are maintained by the Project Administrator for TIDA records in the file Distribution of Tickets and Passes.
14. Donor Gift Forms will remain on TIDA's website for a period of four (4) years after the distribution date.



## EXHIBIT B

CITY AND COUNTY OF SAN FRANCISCO

OFFICE OF THE CITY ATTORNEY



DENNIS J. HERRERA  
City Attorney

ANDREW SHEN  
Deputy City Attorney

DIRECT DIAL: (415) 554-4780  
E-MAIL: andrew.shen@sfgov.org

## MEMORANDUM

TO: ALL CITY ELECTED OFFICERS  
FROM: Jon Givner *JG*  
Andrew Shen *AS*  
Deputy City Attorneys  
DATE: June 22, 2012  
RE: Gift Rules Regarding the City's Distribution of Tickets and Passes

In, this memorandum we reiterate and expand upon our prior advice about the rules that apply when City departments distribute tickets and passes for events to City employees and officials. Over the past several years, we have often advised City departments and many of your offices about the application of these rules. Also, this Office's Good Government Guide – publicly available through the "Resources" page on [www.sfcityattorney.org](http://www.sfcityattorney.org) – summarizes the applicable rules in this area.

This memorandum incorporates that past advice and includes information about amended rules recently adopted by the Fair Political Practices Commission ("FPPC").

Summary

Generally, a ticket that you receive from a City department – even to an event held on City property, or that the City acquires under a lease – is a gift to you. You should always *presume* that such tickets are gifts subject to limits and reporting requirements, *unless* a specific exception applies. If you are using the ticket under an exception, you ultimately bear the burden of demonstrating that the exception properly applies and that the department and you follow the requirements for that exception.

There are four important exceptions most relevant here:

- Public Purpose Exception. Tickets from a City department are not gifts if: (a) the department has adopted a written ticket distribution policy, (b) the official responsible for distributing the tickets has determined that the distribution serves one of the "public purposes" listed in the department's policy, (c) the department timely reports the names of all ticket recipients (including the public purpose served by each ticket distributed) to the FPPC for its review, and (d) you use the tickets only for yourself and your immediate family (namely, your spouse or domestic partner and dependent children) or one accompanying guest who is not an immediate family member, if permitted by the department's policy.

If you accept and use a ticket under this exception, you should ensure that an appropriate public purpose applies in *every* instance in which it is invoked, *e.g.*, each game, if you are offered tickets to a series of games. If you delegate another City employee, official or agency to make that determination on your behalf, and the

## Memorandum

TO: ALL CITY ELECTED OFFICERS  
DATE: June 22, 2012  
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RE: Gift Rules Regarding the City's Distribution of Tickets and Passes

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FPPC later deems the public purpose to be invalid, you alone would be subject to penalties for violating any gift limits or reporting requirements.

- Report as Income Exception. A ticket from a City department would not be a gift if you inform the department that you will report the ticket as income on your tax returns, and the department reports that ticket distribution to the FPPC.
- Ceremonial Role Exception. A ticket from a City department would not be a gift if you are playing a ceremonial role – such as throwing out the first pitch at a baseball game – at the event for which you received the ticket. The department still must report the ticket distribution to the FPPC.
- Return, Pay or Donate Exception. A ticket from a City department is not a gift if, before the event and within 30 days after receiving the ticket, you return it unused, pay for it or donate it to a 501(c)(3) nonprofit organization or government agency without taking a tax deduction.

Finally, none of these exceptions allow you to give away tickets to friends, coworkers or family members for their personal use, without treating the tickets as gifts. If you receive a ticket and give it away (except to a 501(c)(3) nonprofit organization or government agency without taking a tax deduction as mentioned above), then the ticket is a gift subject to applicable gift limits and reporting requirements.

## DISCUSSION

The FPPC defines a "ticket or pass" as "admission to a facility, event, show, or performance for an entertainment, amusement, recreational, or similar purpose." 2 C.C.R. § 18944.1. For example, tickets and passes to a professional football or baseball game, golf tournament, concert, ballet performance or music festival would fall within the scope of this regulation, but a luncheon or dinner would not. Scott Adv. Ltr., CA FPPC Adv. I-09-104, 2009 WL 1395619 at \*4 (May 11, 2009).

Apart from the exceptions discussed below, you may be able to accept a ticket from a City department as a gift to you, subject to the limits, prohibitions, and Form 700 reporting requirements that normally apply to an individual's acceptance of gifts. Those rules are further explained in the City Attorney's Good Government Guide.

*1. Public Purpose Exception*

A ticket received from an outside source, including a ticket obtained by a City department under the terms of a contract for use of public property, is not a gift to you if each of the following applies:

- The department determines, in its sole discretion, who uses the ticket or pass, and the outside source does not earmark it for any particular official;
- The distribution of the ticket or pass complies with a written ticket distribution policy adopted by the department's governing body. Importantly, under all such policies, each ticket must fulfill a "public purpose," rather than personal entertainment. The ticket distribution policy must, at a minimum:

(i) list the public purposes for which tickets or passes may be distributed;

## Memorandum

TO: ALL CITY ELECTED OFFICERS  
DATE: June 22, 2012  
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RE: Gift Rules Regarding the City's Distribution of Tickets and Passes

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- (ii) require that the distribution of any ticket or pass accomplish a stated public purpose; and
- (iii) prohibit the transfer of any ticket or pass, distributed under the policy, to any other person, except to members of the recipient's immediate family or no more than one guest.
- The department reports the use of those tickets to the FPPC, using FPPC Form 802, within 45 days of the ticket's distribution. The Form 802 requires the disclosure of the name of the recipient of the ticket, a description of the event, the date of the event, the value of the ticket, the number of tickets provided to each person, and the public purpose that the distribution of the ticket or pass fulfills.

2 C.C.R. § 18944.1(b)-(d). As stated above, to qualify for this exception, each ticket you receive must serve one of the public purposes listed in the applicable ticket distribution policy. Departments *cannot* distribute tickets to elected officials for the purpose of supporting morale or rewarding public service. *Id.* § 18944.1(a)(2).

We are currently aware of ticket distribution policies adopted by the Arts Commission, Asian Art Museum, Fine Arts Museums, Port Commission, Recreation and Park Commission, War Memorial Board of Trustees, and Treasure Island Development Authority. If you choose to use this exception, you should confirm with representatives of those departments that these policies are still in effect and comply with the requirements listed above.

2. *Report as Income Exception*

A ticket or pass is not a gift if you treat the ticket or pass as income on your federal and state tax returns, and the department reports the ticket or pass on the FPPC Form 802 as income to you. *Id.* § 18944.1(a)(1). If you elect to accept tickets or passes as income, we recommend that you consult your own legal counsel to address any resulting tax reporting obligations.

3. *Ceremonial Role Exception*

A ticket may not constitute a gift under a narrow exception for events at which an elected official performs a ceremonial role or function on behalf of the City. *Id.* § 18942(a)(12).

A "ceremonial role" is an act performed at an event by the official as a representative of the official's agency at the request of the holder of the event or function where, for a period of time, the focus of the event is on the act performed by the official. *Id.* § 18942.3. Examples of a ceremonial role include: throwing out the first pitch at a baseball game; cutting a ribbon at an opening; making a presentation of a certificate, proclamation, award, or other item, such as the key to the city. *Id.* Tickets distributed for this purpose must be disclosed on the Form 802. *Id.* § 18942(a)(12). In addition to the official performing the ceremonial role, any other City employee assisting that official in performing the ceremonial role may receive a ticket – without considering the ticket as either a gift or income, although that employee's receipt and use of the ticket does not have to be separately reported on the Form 802. *Id.*

4. *Return, Pay or Donate Exception*

The limits and prohibitions on receipt of gifts do not apply if you take any of the following three steps within 30 days of receiving the tickets or passes:

- Return the tickets or passes unused before the event;

## Memorandum

TO: ALL CITY ELECTED OFFICERS  
DATE: June 22, 2012  
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RE: Gift Rules Regarding the City's Distribution of Tickets and Passes

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- Pay fair market value for the tickets or passes; or
- Donate the tickets or passes to a 501(c)(3) nonprofit organization or a government agency and do not take a tax deduction for the donation.

*Id.* § 18941(c); Givner Adv. Ltr. CA FPPC Adv. I-09-223, 2009 WL 5453038 (Nov. 5, 2009). If you take the third option and donate the tickets to a 501(c)(3) nonprofit organization, you should ensure that the department that provided the tickets reports the donation on the Form 802 within 45 days of when you received them. *See* 2 C.C.R. § 18944.1(d)(2). In any event, if you choose any of the three options under this exception, you should appropriate document your actions.

**Additional Information**

The FPPC has revised its Form 802 to reflect the recent changes to its policy. The current form is available at: [www.fppc.ca.gov/forms/802.pdf](http://www.fppc.ca.gov/forms/802.pdf). The FPPC also continues to issue guidance on the application of its regulations to the distribution of tickets and passes. We will review the FPPC's guidance and inform you of any changes in the law as appropriate.



# Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

A Public Document

Agency Name		Date Stamp	<b>California Form 802</b> For Official Use Only
Division, Department, or Region (If Applicable)			
Designated Agency Contact (Name, Title)			
Area Code/Phone Number	E-mail	<input type="checkbox"/> Amendment (Must provide explanation in Part 3.) Date of Original Filing: _____ (Month, Day, Year)	

## 2. Function or Event Information

Does the agency have a ticket policy? Yes ☐ No ☐ Face Value of Each Ticket/Pass \$ \_\_\_\_\_

Event Description \_\_\_\_\_ Date(s) \_\_\_\_/\_\_\_\_/\_\_\_\_  
*Provide Title/Explanation*

Ticket(s)/Pass(es) provided by agency? Yes ☐ No ☐ If no: \_\_\_\_\_  
*Name of Source*

Was ticket distribution made at the behest of agency official? No ☐ Yes ☐ If yes: \_\_\_\_\_  
*Official's Name (Last, First)*

## 3. Recipients

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

<b>A.</b>	Name of Agency, Department or Unit	Number of Ticket(s)/Pass(es)	Describe the public purpose made pursuant to the agency's policy
<b>B.</b>	Name of Individual (Last, First)	Number of Ticket(s)/Pass(es)	Identify one of the following:
			Ceremonial Role <input type="checkbox"/> Other <input type="checkbox"/> Income <input type="checkbox"/> If checking "Ceremonial Role" or "Other" describe below:
			Ceremonial Role <input type="checkbox"/> Other <input type="checkbox"/> Income <input type="checkbox"/> If checking "Ceremonial Role" or "Other" describe below:
<b>C.</b>	Name of Outside Organization (include address and description)	Number of Ticket(s)/Pass(es)	Describe the public purpose made pursuant to the agency's policy

## 4. Verification

I have read and understand FPCC Regulations 18944.1 and 18942. I have verified that the distribution set forth above, is in accordance with the requirements.

Signature of Agency Head or Designee \_\_\_\_\_ Print Name \_\_\_\_\_ Title \_\_\_\_\_ (Month, Day, Year) \_\_\_\_\_

Comment: \_\_\_\_\_

# Agency Report of: Ceremonial Role Events and Ticket/Pass Distributions

California **802**  
Form

A Public Document

This form is for use by all state and local government agencies. The form identifies persons that receive admission tickets and passes and describes the public purpose for the distribution. This form was prepared by the Fair Political Practices Commission (FPPC) and is available at [www.fppc.ca.gov](http://www.fppc.ca.gov).

## General Information

FPPC Regulation 18944.1 sets out the circumstances under which an agency's distribution of tickets to entertainment events, sporting events, and like occasions would not result in a gift to individuals that attend the function. In general, the agency must adopt a policy which identifies the public purpose served in distributing the admissions. The Form 802 serves to detail each event and the public purpose of each ticket distribution. FPPC Regulation 18942 lists exceptions to reportable gifts, including ceremonial events, when listed on this form.

When the regulation procedures are followed, persons, organizations, or agencies who receive admissions are listed on a Form 802. Agency officials do not report the admissions on the official's Statement of Economic Interests, Form 700, and the value of the admission is not subject to the gift limit.

The Form 802 also informs the public as to whether the admissions were made at the behest of an agency official and whether the behested tickets were provided to an organization or to specific individuals.

## Exception

This form is not required for admission provided to a school or university district official, coach, athletic director, or employee to attend an amateur event performed by students of that school or university.

## Public Posting

This form must be maintained as a public document. A copy of all forms must be forwarded to the FPPC for posting on its website. E-mail delivery is preferred. E-mail: [Form802@fppc.ca.gov](mailto:Form802@fppc.ca.gov); Fax: 916.322.0886; 428 J Street, Suite 620, Sacramento, CA 95814.

Forms must be sent to the FPPC as soon as possible. General business practice is no later than 45 days from the distribution.

A local agency may also post the forms on its website, but it is not required to do so.

## Privacy Information Notice

Information requested by the FPPC is used to administer and enforce the Political Reform Act. Failure to provide

information may be a violation subject to administrative, criminal, or civil penalties. All reports are public records available for inspection and reproduction. Direct questions to FPPC's General Counsel.

## Instructions

### Part 1. Agency Identification:

List the agency's name. Provide a designated agency contact person, their phone number, and e-mail address. Mark the amendment box if changing any information on a previously filed form and include the date of the original filing.

### Part 2. Function or Event Information:

Confirm that your agency has a policy for ticket distribution. Unless the ceremonial role or income box in Part 3, Section B, is marked, this form is only applicable if your agency has a policy.

Complete all of the other required fields that identify the ticket value, description of event, date(s) and whether the ticket was provided by the agency or an outside source. If an agency official behests the tickets, the official's name is also required. Use the comment field or an attachment to explain in full.

### Part 3. Ticket Recipients:

This part identifies who uses the tickets. The identification requirements vary depending upon who received the tickets and are categorized into three sections. Each section must list the number of tickets received. Use the comment field or an attachment to explain in full.

**Section A.** Report tickets distributed to agency staff, other than an elected official or governing board member, pursuant to the agency's policy. It is not necessary to list each employee's name, but identify the unit/department for which the employee works. The agency must describe the public purpose associated with the ticket distribution. A reference to the policy is permissible.

**Section B.** Report: 1) any agency official who performs a ceremonial role; 2) any agency official who reports the value as income; or 3) tickets used by elected officials and governing board members (including those distributed pursuant to the agency's policy).

**Section C.** Report tickets provided to an organization. The organization's name, an address (website url is permissible), and a brief description of the public purpose are required.

**Agency Report of:  
Ceremonial Role Events and Ticket/Pass Distributions  
Continuation Sheet**

California  
Form **802**  
A Public Document

Agency Name \_\_\_\_\_

**3. Recipients**

• Use Section A to identify the agency's department or unit. • Use Section B to identify an individual. • Use Section C to identify an outside organization.

A. Name of Agency, Department or Unit	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy

B. Name of Individual <small>(Last, First)</small>	Number of Ticket(s)/ Pass(es)	Identify one of the following:
		Ceremonial Role <input type="checkbox"/> Other <input type="checkbox"/> Income <input type="checkbox"/> <i>If checking "Ceremonial Role" or "Other" describe below:</i>

C. Name of Outside Organization <small>(include address and description)</small>	Number of Ticket(s)/ Pass(es)	Describe the public purpose made pursuant to the agency's policy



## 2 CCR 18944.1

This document is current through Register 2012, No. 27, July 6, 2012

Barclays Official California Code of Regulations > TITLE 2. > DIVISION 6. > CHAPTER 9.5.

**§ 18944.1. Gifts: Agency Provided Tickets or Passes**

For purposes of this regulation the terms "ticket" and "pass," as defined in Regulation 18946, apply solely to an admission to a facility, event, show, or performance for an entertainment, amusement, recreational, or similar purpose provided by an agency to, or at the behest of, an official of that agency, other than an admission provided to a school, college or university district official, coach, athletic director, or employee to attend an amateur event performed by students of that school, college, or university district or an admission identified in Regulation 18942(a)(12).

(a)

- (1) A ticket or pass is not subject to the provisions of this regulation, if the official treats the ticket or pass as income consistent with applicable state and federal income tax laws and the agency reports the distribution of the ticket or pass as income to the official in compliance with the reporting provisions of subdivision (d) below.
- (2) Any ticket or pass acquired by the agency under subdivision (b)(2) and distributed to an official, other than an elected official or member of the legislative or governing body of the agency, for the official's personal use, to support general employee morale, retention, or to reward public service is deemed to serve a public purpose, and any tickets distributed to an official for such purpose shall be reported as described under subdivision (d)(3). For purposes of this paragraph, "personal use" means use by the official, his or her family, or no more than one guest.
- (b) The official will meet the burden under Section 82028 that equal or greater value has been provided in exchange for the ticket or pass if the official reimburses the agency for the ticket or if all of the following requirements are met:
  - (1) For a ticket or pass the agency receives from an outside source, other than as provided in subdivision (b)(2):
    - (A) The ticket or pass is not earmarked by the outside source for use by the agency official who uses the ticket or pass;
    - (B) The agency determines, in its sole discretion, who uses the ticket or pass.
    - (C) The distribution of the ticket or pass by the agency is made in accordance with a policy adopted by the agency that incorporates all of the provisions of subdivision (c) below.
  - (2) For a ticket or pass the agency obtains (i) pursuant to the terms of a contract for use of public property, (ii) because the agency controls the event (such as a state or county fair), or (iii) by purchase at fair market value, the distribution of the ticket

or pass is made in accordance with a policy adopted by the agency that incorporates all of the provisions of subdivision (c) below.

- (c) Agency Ticket/Pass Distribution Policy. Any distribution of a ticket or pass under this regulation to, or at the behest of, an agency official must be made pursuant to a written agency ticket distribution policy, duly adopted by the legislative or governing body of the agency or, if none, the agency head that contains, at a minimum, all of the following:
  - (1) A provision setting forth the public purposes of the agency for which tickets or passes may be distributed.
  - (2) A provision requiring that the distribution of any ticket or pass to, or at the behest of, an agency official accomplish a stated public purpose of the agency.
  - (3) A provision prohibiting the transfer of any ticket received by an agency official pursuant to the distribution policy except to members of the official's immediate family or no more than one guest solely for their attendance at the event.
- (d) Public Posting. A record of a ticket or pass distributed pursuant to this regulation, must be completed, on a form provided by the Commission. The form must be maintained as a public record, be subject to inspection and copying under Section 81008(a), and be forwarded to the Commission for posting on its website.
- (1) Except as provided in paragraphs (2) and (3) below, the information must include the following:
  - (A) The name of the person receiving the ticket or pass;
  - (B) A description of the event;
  - (C) The date of the event;
  - (D) The face value of the ticket or pass;
  - (E) The number of tickets or passes provided to each person;
  - (F) If the ticket or pass is behested, the name of the official who behested the ticket; and
  - (G) A description of the public purpose under which the distribution was made or, alternatively, that the ticket or pass was distributed as income to the official.
- (2) If the ticket or pass is distributed to an organization outside the agency, the agency shall post the name, address, description of the organization, and the number of tickets or passes provided to the organization in lieu of posting the names of each individual from the organization as otherwise required in paragraph (1) above;
- (3) If the ticket or pass is distributed pursuant to subdivision (b) the agency may post the name of the department or other unit of the agency and the number of tickets or passes provided to the department or other unit in lieu of posting the name of the individual employee as otherwise required in paragraph (1) above;
- (e) The Commission recognizes the discretion of the legislative or governing body of an agency or, if none, the agency head to determine whether the distribution of a ticket or pass serves a legitimate public purpose of the agency, provided the determination is consistent with state law.



- (f) The provisions of this regulation apply only to the benefits the official receives that are provided to all members of the public with the same class of ticket.

### Statutory Authority

#### AUTHORITY:

Note: Authority cited: Section 83112, Government Code. Reference: Section 82028, Government Code.

### History

#### HISTORY:

1. Renumbering of former section 18726.7 to section 18944.1 with amendment of section heading filed 6-22-94; operative 6-22-94 (Register 94, No. 25).
2. Change without regulatory effect relocating section filed 11-17-94 pursuant to section 100, title 1, California Code of Regulations (Register 94, No. 46).
3. Amendment of first paragraph and subsections (a)-(b) and (d)-(e) filed 7-25-95; operative 7-25-95 pursuant to Government Code section 11343.4(d) (Register 95, No. 30).
4. Repealer and new section filed 1-8-2009; operative 2-7-2009. Submitted to OAL for filing pursuant to Fair Political Practices Commission v. Office of Administrative Law, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2009, No. 2).
5. Repealer of subsection (a), subsection relettering and amendment of newly designated subsections (a)(1), (a)(2)(A)(iii)-(b), (c) and (e) filed 9-27-2010; operative 10-27-2010. Submitted to OAL for filing pursuant to Fair Political Practices Commission v. Office of Administrative Law, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements) (Register 2010, No. 40).
6. Amendment of section heading and section filed 1-23-2012. Pursuant to California Code of Regulations, title 2, section 18313(e), FPPC has designated an effective date of 1-1-2012. Submitted to OAL for filing pursuant to Fair Political Practices Commission v. Office of Administrative Law, 3 Civil C010924, California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not subject to procedural or substantive review by OAL) (Register 2012, No. 4).





1 [POLICY FOR DISTRIBUTION OF TICKETS AND PASSES AMENDMENT]  
2 **RESOLUTION APPROVING AND AUTHORIZING AMENDMENT TO THE POLICY FOR**  
3 **DISTRIBUTION OF TICKETS AND PASSES THROUGH INCORPORATING EXCEPTIONS**  
4 **FROM THE CCSF POLICY.**

5 WHEREAS, Former Naval Station Treasure Island is a military base located on  
6 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by  
7 the United States of America (the "Navy"); and,

8 WHEREAS, The Base was selected for closure and disposition by the Base  
9 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its  
10 subsequent amendments; and,

11 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,  
12 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit  
13 corporation known as the Treasure Island Development Authority (the "Authority") to act as a  
14 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and  
15 conversion of the Base for the public interest, convenience, welfare and common benefit of  
16 the inhabitants of the City and County of San Francisco; and,

17 WHEREAS, The Board of Supervisors rescinded designation of the Authority as the  
18 redevelopment agency for Treasure Island under California Community Redevelopment Law  
19 in Resolution No. 11-12; and that such rescission does not affect Authority's status as the  
20 Local Redevelopment Authority for Treasure Island or the tidelands trust trustee for the  
21 portions of Treasure Island subject to the tidelands trust, or any of the other powers or  
22 authority; and,

23 WHEREAS, Under the Act and the Authority's Articles of Incorporation and Bylaws, the  
24 Authority, acting by and through its Board of Directors (the "Board"), has the power, subject to  
25

1 applicable laws, to enter into agreements or contracts for the procurement of goods and  
2 services related to the activities and purposes of the Authority; and,

3 WHEREAS, The Authority periodically receives tickets and passes from third parties to  
4 events; and,

5 WHEREAS, On June 10, 2009, the TIDA Board adopted Resolution No. 09-37-06/10  
6 Policy for Distribution of Tickets and Passes; and,

7 WHEREAS, On June 22, 2012, a memorandum was issued to all city elected officers  
8 disclosing that the Fair Political Practices Commission ("FPPC") further amended Regulation  
9 18944.1, a copy of which is attached to this resolution as Exhibit D and hereby declared a part  
10 of this resolution as if set forth fully herein; now, therefore, be it

11 RESOLVED, That the Authority hereby authorizes the amendment to the Policy  
12 Regarding Distribution of Tickets and Passes in the form attached hereto as Exhibit A.

13  
14 **CERTIFICATE OF SECRETARY**

15 I hereby certify that I am the duly elected Secretary of the Treasure Island  
16 Development Authority, a California nonprofit public benefit corporation, and that the  
17 above Resolution was duly adopted and approved by the Board of Directors of the  
18 Authority at a properly noticed meeting on August 8, 2012.

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Larry Mazzola, Jr., Secretary





**AGENDA ITEM 6(d)**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Resolution Authorizing the Fourth Amendment to the Treasure Island Fire Fighting Training Center Master Lease between the Authority and the United States Navy to Extend the Term (*Action Item*)

**Contact** Mirian Saez, Director of Island Operations  
**Phone** (415) 274-0660

**BACKGROUND**

On December 19, 1997 the Treasure Island Development Authority ("Authority") entered into Lease Number N6247498RP00P22 with the United States Navy (as amended from time to time, the "Fire Fighting Training Center Master Lease"). The lease premises include land and structures utilized by the San Francisco Fire Department as a Fire Training Facility. The Authority does not pay any Base Rent under the Fire Fighting Training Center Master Lease.

The term of the Fire Training Center Master Lease will expire November 30, 2012. The proposed Fourth Amendment extends the term through November 30, 2013 on the same terms and conditions as the existing Fire Training Center Master Lease. The enabling state legislation (AB699) and Authority's Bylaws require that subsequent to Authority Board approval, this Fourth Amendment is subject to approval by the San Francisco Board of Supervisors as it is an agreement with a term of 10 years or longer.

**FINANCIAL IMPACT**

There is no financial impact on the budget for the Treasure Island Development Authority.

**RECOMMENDATION**

Project Staff recommends approval of the Fourth Amendment to the Fire Training Center Master Lease Agreement N6247498RP00P22 to extend the term for the period commencing on December 1, 2012 and expiring on November 30, 2013.

Prepared by Peter Summerville  
for Mirian Saez, Director Island Operations

**FOURTH AMENDMENT  
TO LEASE AGREEMENT N6247498RP00P22  
BETWEEN  
THE UNITED STATES OF AMERICA  
AND  
TREASURE ISLAND DEVELOPMENT AUTHORITY**

THIS LEASE AMENDMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 2012, by and between the UNITED STATES OF AMERICA, acting by and through the Department of the Navy, hereinafter called the "Government", and the TREASURE ISLAND DEVELOPMENT AUTHORITY, hereinafter called the "Lessee";

WHEREAS, the parties hereto, as of 19 December 1997, entered into Lease Agreement N6247498RP00P22 under the terms of which the Lessee uses certain real property for space located at the former Naval Station, Treasure Island; and

WHEREAS, the parties agree to amend the terms of the Lease Agreement.

NOW THEREFORE, in consideration of the terms, covenants and conditions hereinafter set forth; the following paragraphs to Lease N6247498RP00P22 are hereby amended to reflect the following changes;

1. Paragraph 2 **TERM**, delete in its entirety and the following paragraph is inserted therefore:

"The term of this Lease shall be for a period of one (1) year beginning on 1 December 2012 and ending on 30 November 2013, unless sooner terminated in accordance with the provisions of Paragraph 14, Termination."

All other terms and conditions of the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have, on the respective dates set forth above duly executed this amendment to the Lease as of the day and year first above written.

UNITED STATES OF AMERICA

TREASURE ISLAND DEVELOPMENT  
AUTHORITY

\_\_\_\_\_  
Title \_\_\_\_\_

\_\_\_\_\_  
Title \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



[Amendment to Navy Fire Fighting Training Center Master Lease N6247498RP00P22]

**RESOLUTION AUTHORIZING THE FOURTH AMENDMENT TO THE TREASURE ISLAND  
FIRE FIGHTING TRAINING CENTER MASTER LEASE BETWEEN THE AUTHORITY AND  
THE UNITED STATES NAVY TO EXTEND THE TERM**

**WHEREAS**, The Treasure Island Development Authority ("Authority") and the United States of America, acting by and through the Department of the Navy (the "Navy"), entered into a master lease dated December 19, 1997, for the Authority to use certain land and buildings in certain areas of Treasure Island (as amended from time to time, the "Fire Fighting Training Center Master Lease") at no rent; and,

**WHEREAS**, The Fire Fighting Training Center Master Lease enables the Authority to utilize the master leased area for interim uses; and,

**WHEREAS**, The term of the Fire Fighting Training Center Master Lease expires on November 30, 2012; and,

**WHEREAS**, The Authority wishes to extend the term of such lease for a period of one (1) year beginning on December 1, 2012 and ending on November 30, 2013, unless sooner terminated in accordance with the terms and conditions of the Master Lease; and,

**WHEREAS**, The Navy concurs with such extension; Now, Therefore, Be It

**RESOLVED**, That the Board of Directors hereby authorizes the Director of Island Operations to enter into an amendment to the Fire Fighting Training Center Master Lease in substantially the form attached hereto as Exhibit A, subject to Board of Supervisors approval of the amendment as required under the Authority's Bylaws; and, be it

**FURTHER RESOLVED**, That the Board of Directors hereby authorizes the Director of Island Operations to enter into any additions, amendments or other modifications to the amendment that the Director of Island Operations determines in consultation with the City Attorney are in the best interests of the Authority, that do not materially increase the

1 obligations or liabilities of the Authority, that do not materially reduce the rights of the  
2 Authority, and are necessary or advisable to complete the preparation and approval of the  
3 amendment, such determination to be conclusively evidenced by the execution and delivery  
4 by the Director of Island Operations of the documents and any amendments thereto.  
5  
6

7 **CERTIFICATE OF SECRETARY**  
8

9 I hereby certify that I am the duly elected and acting Secretary of the Treasure  
10 Island Development Authority, a California nonprofit public benefit corporation, and  
11 that the above Resolution was duly adopted and approved by the Board of Directors  
12 of the Authority at a properly noticed meeting on August 8, 2012.  
13

14 \_\_\_\_\_  
15 **Larry Mazzola, Jr., Secretary**  
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**AGENDA ITEM 6 (e)**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**August 8, 2012**

**Subject:** Resolution Authorizing the Treasure Island Development Authority to extend the term of the Memorandum of Understanding appointing the City, acting by and through the Office of the City Administrator, as its agent to provide the services to carry out the Authority's operations and provide oversight to the Treasure Island Project Office for the term beginning July 1, 2012 and ending June 30, 2015. (*Action Item*)

**Contact:** Mirian Saez, Director of Island Operations  
Treasure Island Development Authority  
(415) 274-0660

**SUMMARY OF PROPOSED ACTION:**

Adopt a resolution authorizing the Treasure Island Development Authority (the "Authority") to amend the Memorandum of Understanding and extend the term until June 30, 2015 with the City, acting by and through the Office of the City Administrator ("OCA"), for the staffing and management oversight of the Treasure Island Project Office. Any extension of cumulative term of the MOU beyond June 30, 2015 requires the Authority Board of Directors' approval. Either party may terminate the MOU at any time upon sixty (60) days' written notice to the other party.

**BACKGROUND:**

Under the Treasure Island Conversion Act of 1997 and the Authority's Articles of Incorporation and Bylaws, the Authority has the power to enter into agency agreements with governmental agencies and any department of the City, and to contract with such governmental agencies for the performance of services, including services related to the staffing of the Treasure Island Project Office.

The Redevelopment Agency of the City and County of San Francisco under an Agency Agreement dated June 2004, as amended (the "RDA Agency Agreement"), provided management oversight for two years which enabled the Project Office to carry out the day-to-day operations of the Authority. The RDA Agency Agreement terminated on July 21, 2006.

Prior to the termination of the RDA Agency Agreement and consistent with the findings of the 2005 audit performed by the Office of the Controller, the Authority Board appointed a working group to review the audit findings and provide recommendations on how to cure the findings, including suggestions regarding staffing of the Project Office. At its April 17, 2006 meeting, the Authority Board approved the audit working group report and the recommended action to create a Treasure Island Project Office under the jurisdiction of the OCA.

At its December 13 2006 meeting, the Authority Board approved a Memorandum of Understanding between the Authority and the City, acting by and through the OCA, to provide the services to carry out the Authority's operations beginning July 1, 2006, through June 30, 2009. The Authority and OCA amended the MOU to extend through June 30, 2012.

The MOU outlines the specific areas of responsibility the CAO has to the Authority, including staff resources for the Treasure Island Project Office to operate efficiently. In consideration for its management oversight and other services, the Authority shall pay the City one hundred percent (100%) of the salaries, overhead and fringe benefits of the Project Office staff, as well as any other City costs associated the management and operation of the Treasure Island Project Office. The estimated cost that the Authority will incur under the proposed MOU for Fiscal Year 2012-13 is \$1,879,006 and Fiscal Year 2013-2014 is \$1,780,604.

The MOU serves as the mechanism to provide the required staffing and administration for the Authority to continue to manage the on-island day-to-day operations as well as the long-term property transfer and development planning.

The MOU also provides that during any period that the Authority's Executive Director position is vacant, (i) the Director of Island Operations is granted the power and authority to carry out the duties and powers relating to the provision of the day-to-day Island Operations management and municipal services, to the extent such duties and powers were previously delegated to the Executive Director in the Bylaws or in any of the Authority's policies or agreements approved by resolution of the Authority Board; and (ii) the Development Project Director is granted the power and authority to carry out the duties and powers relating to the provision of development and Base conversion services, to the extent such duties and powers were previously delegated to the Executive Director in the Bylaws or in any of the Authority's policies or agreements approved by resolution of the Authority Board.

#### **RECOMMENDATION:**

Approval of the amended Memorandum of Understanding with the City of San Francisco's City Administrator Office to extend the term to commencing on July 1, 2012 and ending June 30, 2015 for the purpose of providing staffing and management oversight of the Treasure Island Project Office.

#### **EXHIBITS:**

- A. Memorandum of Understanding between Treasure Island Development Authority and the City and County of San Francisco.

Prepared by Asja Steeves  
For Mirian Saez, Director of Island Operations

**MEMORANDUM OF UNDERSTANDING**  
**REGARDING THE TREASURE ISLAND PROJECT OFFICE**

THIS MEMORANDUM OF UNDERSTANDING REGARDING THE TREASURE ISLAND PROJECT OFFICE (this "MOU") is made and entered into as of the 1st day of March, 2011, by and between the TREASURE ISLAND DEVELOPMENT AUTHORITY, a nonprofit public benefit corporation (the "Authority"), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, acting by and through the Office of the City Administrator (the "City").

**RECITALS**

WHEREAS, On May 2, 1997, the Board of Supervisors of the City and County of San Francisco passed Resolution No. 244-97-003, authorizing the Mayor's Treasure Island Project Office to establish the Authority as a nonprofit public benefit corporation. The purpose of the Authority is to promote the planning, redevelopment, reconstruction, rehabilitation, reuse and conversion of the former Naval Station Treasure Island (the "Base") for the public interest, convenience, welfare and common benefit of the inhabitants of the City; and

WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter 1333 of the Statutes of 1968 (the "Act"), the California legislature (i) designated the Authority as a redevelopment agency under California redevelopment law with authority over the Base upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the Base that are subject to the Tidelands Trust, vested in the Authority the authority to administer the public trust for commerce, navigation and fisheries as to such property; and

WHEREAS, The Board of Supervisors approved the designation of the Authority as a redevelopment agency with powers over Treasure Island in Resolution No. 43-93, dated February 6, 1998; and the Board of Supervisors rescinded designation of the Authority as the redevelopment agency for Treasure Island under California Community Redevelopment Law in Resolution No. 11-12; and that such rescission does not affect Authority's status as the Local Redevelopment Authority for Treasure Island or the tidelands trust trustee for the portions of Treasure Island subject to the tidelands trust, or any of the other powers or authority; and

WHEREAS, Under the Act and the Authority's Articles of Incorporation and Bylaws, the Authority, acting by and through its Board of Directors (the "Board of Directors"), has the power, subject to applicable laws, to, among other things, appoint and remove, at the pleasure of the Board of Directors, all of the Authority's officers, agents, and employees, and prescribe powers and duties for them that are consistent with law, with the Authority's Articles of Incorporation and the Bylaws, and enter into agency agreements with governmental agencies, including without limitation, any department, commission or agency of the City, and contract with such governmental agencies for the performance of services in furtherance of and related to the purposes of the Authority; and

WHEREAS, On December 14, 2005, at a duly noticed public meeting, the Authority's Board of Directors appointed a working group to review the findings of an audit of the Authority that the Office of the Controller performed and to provide recommendations to the Authority on how to implement the findings and suggestions regarding staffing for the Authority; and



WHEREAS, On March 22, 2006, at a duly noticed public meeting, the findings and recommendations of the working group were presented to the Authority's Board of Directors, which included a recommendation that the most efficient way to provide staffing to the Authority to carry out the day-to-day operations is to establish a Treasure Island Project Office under the jurisdiction of the Office of the City Administrator; and

WHEREAS, On April 17, 2006, at a duly noticed public meeting, the Authority's Board of Directors approved the report and findings of the audit working group and directed staff to create a Treasure Island Project Office under the jurisdiction of the Office of the City Administrator to provide staffing to the Authority consistent with the audit working group report; and

WHEREAS, On December 13, 2006, at a duly noticed public meeting, the Authority's Board of Directors adopted Resolution 06-71-12/13 to retroactively enter into a Memorandum of Understanding (the "Original MOU") appointing the City, acting by and through the City Administrator's Office ("CAO"), as its agent to provide services to carry out the Authority's day-to-day operations and to provide oversight to the Authority's Project Office for the term beginning July 1, 2006; and

WHEREAS, The term of the Original MOU expired on June 30, 2009, and the Authority Board extended the term to 2012; and

WHEREAS, The Authority and the City desire to enter into this MOU to continue the Treasure Island Project Office under the jurisdiction of the CAO to provide staffing and other services to the Authority as more particularly described in this MOU.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Authority and the City agree as follows:

1. Effective Date. The effective date of this MOU (the "Effective Date") shall be July 1, 2012.

2. Appointment by Authority. The Authority hereby appoints the City, acting by and through the CAO, as its agent to provide the staffing and services described in Exhibit A, attached hereto (the "Services"). The Project Office (as defined in Section 3 below) will carry out the day-to-day operations of the Authority in furtherance of its stated purposes, subject to all applicable laws and subject further to the proper exercise of the powers and duties of the Board of Directors described in Sections 1, 2 and 3 of Article V of the Authority's Bylaws, as such Bylaws may be amended from time to time (the "Bylaws").

3. Treasure Island Project Office. Except as otherwise mutually agreed by the Authority and the City, the positions set forth on Exhibit B shall constitute the Treasure Island Project Office (the "Project Office"). The City Administrator shall be the appointing officer for the Project Office in accordance with applicable City personnel policies and procedures. The Project Office is hereby granted the full power to carry out any and all powers delegated to the City in this MOU and to carry out any resolutions duly passed by the Authority's Board of Directors. The Project Office is further authorized to execute and deliver any and all documents and take any other actions necessary, advisable or appropriate to carry out the purpose and intent of any such duly passed resolution. During any period that the Authority's Executive Director position is vacant, (i) the Director of Island Operations is hereby granted the full power and authority to carry out any and all duties and powers relating to the provision of the day-to-day Island Operations management and municipal services, to the extent such duties and powers were previously delegated to the Executive Director in the Bylaws or in any of the Authority's policies or agreements approved by resolution of the Authority Board; and (ii) the Redevelopment

Project Director is hereby granted the full power and authority to carry out any and all duties and powers relating to the provision of Redevelopment and Base Conversion services, to the extent such duties and powers were previously delegated to the Executive Director in the Bylaws or in any of the Authority's policies or agreements approved by resolution of the Authority Board.

4. MOU not Exclusive. Nothing herein shall prohibit or otherwise limit the Authority's right to enter into further agency agreements, memorandums of understanding and/or work order arrangements with other public agencies, including without limitation, the City, for the provision of personnel to perform certain Services.

5. Salary and Cost Reimbursement. For so long as this MOU is in effect, the Authority shall pay to the City one hundred percent (100%) of the salaries, overhead and fringe benefits, including without limitation, payments due on separation from the City of the Project Office staff, and will pay the direct and indirect costs of these and other City employees who implement this MOU, as well as any other City costs associated therewith.

6. FY 2012-13 and FY 2013-14 Estimated Costs; Payments. The estimated costs that the City will incur under this MOU for Fiscal Years 2012-14 (the "Estimated Costs") is set forth on Exhibit C, attached hereto. The City will bill the Authority for its actual costs under this MOU on a quarterly basis. All invoices shall be accompanied by documentation that verifies the actual costs of the Project Office staff and the other City costs that are payable under this MOU. All invoices shall be subject to the prior written approval of the Authority's Director of Island Operations (the "Director") before any payments from the Authority to the City are posted in FAMIS.

7. Term. Subject to Section 8 below, the term of this MOU shall be for a three (3) year term commencing on the Effective Date; provided, however, that any extension of this MOU beyond June 30, 2015 shall require the prior approval of the Authority's Board of Directors and, to the extent applicable, the City's Board of Supervisors.

8. Termination. Either party may terminate this MOU upon sixty (60) days written notice to the other party. The Authority agrees to pay the City any sums due under this MOU within sixty (60) days of any notice of termination.

9. Cooperation. The City and the Authority shall cooperate on matters related to the implementation of this MOU, including, without limitation, by providing regular and advance notice regarding the estimated duration of the term of the MOU, the Project Office's likely staffing needs and projected City costs.

10. Controller's Certification of Funds. The terms of this MOU shall be governed by and subject to the budget and fiscal provisions of the Charter of the City and County of San Francisco. Notwithstanding anything to the contrary contained in this MOU, there shall be no obligation for the payment or expenditure of money by the City or the Authority under this MOU unless the Controller of the City and County of San Francisco first certifies, pursuant to Section 3.105 of the Charter of the City and County of San Francisco, that there is a valid appropriation from which the expenditure may be made and that unencumbered funds are available from the appropriation to pay the expenditure. Without limiting the foregoing, if in any fiscal year of the City or the Authority after the fiscal year in which the term of this MOU commences, sufficient funds for any payments required under this MOU are not appropriated for any reason, then the City or the Authority may terminate this MOU, without penalty, liability or expense of any kind to the City or the Authority, as of the last date on which

sufficient funds are appropriated. Each party shall use its reasonable efforts to give the other party reasonable advance notice of such termination.

11. Applicability of Authority's Purchasing Rules and Procedures. The parties agree that in performing the Services under this MOU, the City employees who comprise the Project Office shall comply with the Authority's Bylaws and other rules, principles and laws specifically applicable to the Authority, including without limitation, the City's Charter and Administrative Code, the Authority's Rules and Procedures for Transfer and Use of Real Property, adopted on March 11, 1998, the Authority's Interim Subleasing Policy adopted October 12, 2011, and the Authority's Rental Policy for Special Events Policy adopted March 14, 2012, as such may be amended from time to time.

IN WITNESS WHEREOF, the parties have executed this MOU as of the day and year first above written.

TREASURE ISLAND DEVELOPMENT AUTHORITY

By: \_\_\_\_\_

Name: Mirian Saez

Title: Director of Island Operations

CITY AND COUNTY OF SAN FRANCISCO

By: \_\_\_\_\_

Name: Naomi Kelly

Title: City Administrator

APPROVED AS TO FORM:

DENNIS J. HERRERA

City Attorney

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

### DESCRIPTION OF SERVICES

#### Administrative Services & Island Operations

- Staffing to provide interim property management and municipal services for the Base, including services required under the Cooperative Agreement between the Authority and the Navy
- Budgeting, accounting, financial analysis and monthly financial reporting for the Authority Board
- Management and financial oversight, including performing internal audits and quality control audits of operating procedures for compliance with city and state audits, as necessary
- Purchasing, procurement and other services customarily provided by the Office of the City Administrator to the extent requested by the Authority
- Human resources and payroll functions
- Department of Technology (DT)
- Certain information technology support to the extent not provided by the City's Department of Technology Services (DT)
- Risk Management and insurance services
- Real Estate services including the use of appraisal personnel, leasing specialist, building service contracts and consultants of the Department of Real Estate
- Fleet Management
- Office of Labor Standards Enforcement, as needed consultation
- 311 - City and County of San Francisco Online Information and Services

#### Development and Base Conversion

Staffing to perform development and Base conversion activities under the supervision of the Director of the Office of Economic and Workforce Development or his or her designee in accordance with Authority Board Resolution 05-039-10/12

EXHIBIT B

TREASURE ISLAND PROJECT OFFICE

Island Operations Staff

Director of Island Operations

Deputy Director Real Estate

Property Manager (2)

Special Events Manager

Project Manager

Community Liaison

Management Assistant/Commission Secretary

Receptionist/Administrative Support

Public Service Aide

Development and Base Conversion Staff

Development Project Director

Assistant Project Manager

Jr. Management Assistant

## EXHIBIT C

## ESTIMATED COSTS

TOTAL BUDGETED AMOUNT: \$1,879,006

FY 2012-2013

ITEM	AMOUNT
General Operations	\$1,639,006
GSA Support Functions (Auditing, Budgeting, Finance, HR, IT)	\$240,000
<b>TOTAL</b>	<b>\$ 1,879,006</b>

TOTAL BUDGETED AMOUNT: \$1,780,604

FY 2013-2014

ITEM	AMOUNT
General Operations	\$1,540,604
GSA Support Functions (Auditing, Budgeting, Finance, HR, IT)	\$240,000
<b>TOTAL</b>	<b>\$1,780,604</b>

1 [Amendment to the Memorandum of Understanding with the Office of the City Administrator]  
2 Resolution Authorizing the Treasure Island Development Authority to extend the term  
3 of the Memorandum of Understanding (2009 MOU) appointing the City, acting by and  
4 through the Office of the City Administrator, as its agent to provide the services to  
5 carry out the Authority's operations and provide oversight to the Treasure Island  
6 Project Office for the term beginning July 1, 2012 and ending June 30, 2015.

7 WHEREAS, Former Naval Station Treasure Island is a military base located on  
8 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by  
9 the United States of America (the "Navy"); and,

10 WHEREAS, The Base was selected for closure and disposition by the Base  
11 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its  
12 subsequent amendments; and,

13 WHEREAS, On May 2, 1997, the Board of Supervisors passed Resolution No. 380-97,  
14 authorizing the Mayor's Treasure Island Project Office to establish a nonprofit public benefit  
15 corporation known as the Treasure Island Development Authority (the "Authority") to act as a  
16 single entity focused on the planning, redevelopment, reconstruction, rehabilitation, reuse and  
17 conversion of the Base for the public interest, convenience, welfare and common benefit of  
18 the inhabitants of the City and County of San Francisco; and,

19 WHEREAS, At its December 14, 2005 meeting, the Authority appointed a working  
20 group to review the findings of an audit of the Authority performed by the Office of the  
21 Controller and to provide recommendations to the Authority on how to implement the findings  
22 and suggestions regarding staffing for the Authority contained in the audit report; and,

23 WHEREAS, The findings and recommendations of the working group were presented  
24 to the Authority Board at its March 22, 2006 meeting; and,



1 WHEREAS, The working group report recommended that the most efficient way to  
2 provide staffing to the Authority was to establish a Treasure Island Project Office under the  
3 jurisdiction of the Office of the City Administrator ("OCA"); and,

4 WHEREAS, Article V, Section 2(k) of the Authority's Bylaws authorizes the Authority to  
5 contract with governmental agencies, including without limitation, any department,  
6 commission or agency of the City, for the performance of services in furtherance of and  
7 related to the purposes of the Authority; and,

8 WHEREAS, At its December 13, 2006 meeting, the Authority Board approved a  
9 Memorandum of Understanding (the "Original MOU") between the Authority and the City,  
10 acting by and through the OCA, to provide the services to carry out the Authority's operations  
11 and to provide oversight to the Treasure Island Project Office for the term beginning July 1,  
12 2006; and,

13 WHEREAS, On May 13, 2009 The Authority and the City amended the Memorandum  
14 of Understanding to extend the term on a year to year basis provided that any extension of the  
15 cumulative term beyond June 30, 2012 would require the Authority Board's approval; and,

16 WHEREAS, Treasure Island Project Office continues to require OCA's services to carry  
17 out the Authority's operations during the interim period; and,

18 WHEREAS, The MOU provides that during any period that the Authority's Executive  
19 Director position is vacant, (i) the Director of Island Operations is granted the full power and  
20 authority to carry out any and all duties and powers relating to the provision of the day-to-day  
21 Island Operations management and municipal services, to the extent such duties and powers  
22 were previously delegated to the Executive Director in the Bylaws or in any of the Authority's  
23 policies or agreements approved by resolution of the Authority Board; and (ii) the  
24 Development Project Director is granted the full power and authority to carry out any and all  
25 duties and powers relating to the provision of Development and Base Conversion services, to

1 the extent such duties and powers were previously delegated to the Executive Director in the  
2 Bylaws or in any of the Authority's policies or agreements approved by resolution of the  
3 Authority Board; now therefore, be it

4 RESOLVED, That the Board of Directors hereby approves and authorizes the Director  
5 of Island Operations to extend the term of the MOU in substantially the form attached hereto  
6 as Exhibit A, appointing the City, acting by and through the OCA, as its agent to provide the  
7 services in carrying out the Authority's operations and providing oversight to the Treasure  
8 Island Project Office for the term beginning July 1, 2012 ending June 30, 2015; and, be it

9 FURTHER RESOLVED, That the Board of Directors hereby authorizes the Director of  
10 Island Operations to enter into any additions, amendments or other modifications to the 2009  
11 MOU that the Director of Island Operations determines in consultation with the City Attorney  
12 are in the best interests of the Authority, that do not materially increase the obligations or  
13 liabilities of the Authority, that do not materially reduce the rights of the Authority, and are  
14 necessary or advisable to complete the preparation and approval of the 2009 MOU, such  
15 determination to be conclusively evidenced by the execution and delivery by the Director of  
16 Island Operations of the documents and any amendments thereto; and, be it

17 FURTHER RESOLVED, That the actions previously taken by the Director of Island  
18 Operations and the Development Project Director in the performance of the duties of the  
19 Authority's Executive Director during any period that the Executive Director position was  
20 vacant are hereby approved, confirmed and ratified.

#### 21 22 CERTIFICATE OF SECRETARY

23 I hereby certify that I am the duly elected Secretary of the Treasure Island  
24 Development Authority, a California nonprofit public benefit corporation, and that the  
25

1 above Resolution was duly adopted and approved by the Board of Directors of the  
2 Authority at a properly noticed meeting on August 8, 2012.

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4 Larry Mazzola, Jr. , Secretary  
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1 [Establishing an Ad Hoc Nominating Committee.]

2 **Resolution Establishing an Ad Hoc Nominating Committee, Consisting of Three**  
3 **Members of the Treasure Island Development Authority Board of Directors**  
4 **to Nominate Officers to Serve One Year Term.**

5 WHEREAS, The Treasure Island Development Authority "TIDA" Bylaws require TIDA  
6 Board of Directors ("Board") to annually elect Officers; and,

7 WHEREAS, The TIDA Bylaws allow the Board to create one or more committees  
8 consisting of two or more Directors to serve at the pleasure of the Board; and,

9 WHEREAS, The Board wishes to establish an ad hoc nominating committee,  
10 consisting of three Directors and designating a Director as Chair of the committee to  
11 recommend candidates to serve as for the next year; and,

12 WHEREAS, The Board recommends and urges the Director of Island  
13 Operations to work with the Chair of the ad hoc nominating committee to establish a  
14 meeting date, time, and place in accordance with the San Francisco Sunshine Ordinance and  
15 the Ralph M. Brown Act; now, therefore, be it

16 RESOLVED, That the Board hereby establishes an ad hoc nominating committee  
17 comprised of three Directors \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and designating \_\_\_\_\_ as Chair; and,  
18 be it

19 FURTHER RESOLVED, That such ad hoc nominating committee shall recommend  
20 candidates to serve as President, Vice President, Secretary, and Chief Financial Officer for  
21 the Board's consideration and elect Officers at a subsequent TIDA Board meeting,  
22 for twelve (12) months beginning October 1, 2012 and ending on September 30, 2013;  
23 and, be it  
24  
25



1 FURTHER RESOLVED, That the Board hereby urges Directors who are interested in  
2 serving as an officer of the Board to submit their names to the Director of Island Operations  
3 who will forward their name to the nominating committee for consideration; and, be it

4  
5 FURTHER RESOLVED, That the ad hoc nominating committee shall cease to exist  
6 upon the TIDA Board's election of officers in accordance with the TIDA Bylaws.

7  
8 **CERTIFICATE OF SECRETARY**

9 I hereby certify that I am the duly elected and acting Secretary of the Treasure  
10 Island Development Authority, a California nonprofit public benefit corporation, and  
11 that the above Resolution was duly adopted and approved by the Board of Directors of  
12 the Authority at a properly noticed meeting on August 8, 2012.  
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15 \_\_\_\_\_  
16 Larry Mazzola, Jr., Secretary  
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**AGENDA ITEM 8**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Resolution Retroactively Approving an Amendment and Ratify all Prior Acts in the Memorandum of Understanding between the Treasure Island Development Authority and the Clinton Climate Initiative for Participation in the Climate Positive Development Program. (*Action Item*)

**Contact:** Michael Tymoff, Project Director

**BACKGROUND**

The Clinton Climate Initiative ("CCI") strives to make a measurable difference in the fight against climate change in practical, measurable, and significant ways. CCI serves as the exclusive implementing partner of the C40 Large Cities Climate Leadership Group, an association of large cities around the world that have pledged to accelerate their efforts to reduce greenhouse gas emissions. In this capacity, CCI works with members of the C40, as well as other public and private partners, to develop and implement large scale projects to improve energy efficiency and directly reduce greenhouse gas emissions in buildings, waste management, transportation, outdoor lighting, ports, and other areas.

Pursuant to an agreement between CCI and the U.S. Green Building Council, CCI has agreed to engage local real estate developers to, among other things, achieve the goal of creating a global program seeking to significantly reduce the impact of new real estate developments on global climate change. The intent of this Climate Positive Development Program ("CPDP") is to catalyze model large scale building projects that demonstrate how new urban real estate developments around the world can reduce their net greenhouse gas emissions below zero and contribute towards the restoration of natural systems. Though several environment standards for the built environment currently exist, the CPDP's effort is unique in the size of real estate development it is addressing, the holistic approach to project scope it is taking, and the aggressiveness of the Emissions Goals and Ecological Goals it is pursuing. In 2009, the Treasure Island Development Authority ("TIDA") entered into a Memorandum of Understanding with CCI in furtherance of the Climate Positive Development Program ("CPDP MOU").

As party to the CPDP MOU, TIDA committed to strive to meet the goals of the CPDP in implementing the Treasure Island/Yerba Buena Island Development Project. Specific strategies which may be pursued to meet the goals of the CPDP may include but are not limited to:

- High performance green buildings.
- High efficiency power and water distribution systems.

- Utilization of clean energy produced either onsite or offsite for 100+% of total energy requirements of the development. Examples of clean energy production would include solar, wind, waste to energy, hydro-generation and biomass.
- Implementation of combined heat and power or heat and cooling.
- Geothermal or ground source heat systems
- Integrated waste management, including recycling and recapture of organic waste
- Greywater systems.
- Onsite stormwater management.
- Energy efficient street lighting, such as LEDs.
- Transit-oriented development.
- High-density development in close proximity to urban centers

## **DISCUSSION**

The First Amendment to the CPDP MOU ("First Amendment") will update terminology and references throughout the CPDP MOU to more accurately reflect the current status of the Treasure Island Development Project. TIDA's commitments under the MOU will be amended to be more streamlined, and consist of adoption of a Climate Positive Framework and a good faith effort to share best practices and relevant data.

The First Amendment would also streamline CCI's obligations. CCI's role would be to provide branding and marketing support, facilitate information sharing, aide in sourcing and managing third party technical assistance, facilitate dissemination of best practices and coordinate data collection and evaluation efforts.

Finally, the First Amendment would ratify the MOU and retroactively amend the contract and extend the term of the CPDP MOU for two years.

## **RECOMMENDATION**

Staff recommends approval of a Resolution Retroactively Approving an Amendment and Ratify all Prior Acts in the Memorandum of Understanding between the Treasure Island Development Authority and the Clinton Climate Initiative for Participation in the Climate Positive Development Program.

## **EXHIBITS**

- A. First Amendment to the Memorandum of Understanding between CCI and TIDA

**FIRST AMENDMENT to**  
**MEMORANDUM OF UNDERSTANDING**

The parties to the Memorandum of Understanding ("**Agreement**") dated June 8, 2009 by and between the Clinton Climate Initiative (hereinafter "**CCI**"), a program of the William J. Clinton Foundation (hereinafter "**Foundation**"), and partner of the C40 Cities Climate Leadership Group (hereinafter "**C40**"), and the Treasure Island Development Authority (hereinafter "**TIDA**") desire to enter into this First Amendment to that Agreement.

The parties agree that the Agreement shall be amended as follows:

1. Throughout the entirety of the Agreement, references to the "Treasure Island Redevelopment Project" shall be modified to read "Treasure Island Development Project."
2. **Background**, shall be modified to delete the third paragraph and replace with the following:

TIDA is a non-profit, public benefit corporation with the responsibility for overseeing the planning and implementation of a public/private project to reuse and redevelop the former naval station commonly known as Treasure Island into a new mixed-use neighborhood that is a model of environmentally sustainable urban development (the "**Treasure Island Development Project**"). TIDA is working with Treasure Island Community Development, LLC ("**TICD**") as its private sector partner in the Treasure Island Development Project. In June 2011, the Treasure Island Development Project received necessary local approvals, including approval of an environmental impact report, to begin implementation. TICD has also executed an MOU with CCI regarding the Treasure Island Development Project (the "**TICD/CCI MOU**").

3. **Section 2, Partner Commitments**, shall be deleted and replaced with the following:
  - a. **Adopt the Climate Positive Framework** – TIDA agrees to implement the Framework (Attachment A) to the Treasure Island project, including documenting the reduction of the site's emissions impact and creation of Climate Positive Credits, and completing the Climate Positive Framework deliverables in a timely manner.
  - b. **Sharing of Best Practices and Relevant Data** – For the purposes of leveraging the collaborative efforts of projects participating in the Climate Positive Development Program ("**CPDP**"), upon its discretion TIDA will make available data relevant to the project and actively participate in knowledge-sharing events whenever possible.
4. **Section 3, CCI Commitments**, shall be deleted and replaced with the following:
  - a. **Branding and Marketing** – Leveraging current and future CCI and/or C40 media resources, spokespeople, and network to increase the visibility of the CPDP and/or C40 brand and recognize TIDA's accomplishments at the Treasure Island Development Project as it strives to achieve a Climate Positive Outcome. C40-CCI shall raise awareness about the work undertaken in connection with CPDP and this Agreement and the positive role of large scale urban developments in combating climate change. Specific support may include internal and external publications, press

releases, attending or speaking at conferences, and holding meetings with relevant parties.

- b. Convening and Catalyzing Public Sector Support* - Convening and catalyzing political will among governmental and nongovernmental organizations relevant to TIDA's ability to achieve Climate Positive goals. Specific support may include seeking to remove barriers to strategies that help achieve Climate Positive development practices, providing information to policy makers, raising awareness of the project's goals and actions, and forging active local partnerships.
- c. Information Sharing* - Providing assistance to TIDA through internal CCI and/or C40 experts, external volunteers, and other cities and development partners within the Climate Positive network and other C40-CCI networks. CPDP will endeavor to host annual technically-focused Learning Programs and periodic targeted webinars and/or workshops to support development partners.
- d. External third party technical assistance* - Aiding in sourcing and managing technical assistance to TIDA from external resources, including assistance in the development of tools and protocols.
- e. Best practice dissemination* - Identifying, creating, and facilitating dissemination of best practices and case studies from across the CPDP and C40-CCI network.
- f. Data Collection and Information Sharing Coordination* - Coordinating evaluation and data collection and information sharing efforts among participating Developers in order to report aggregate CPDP results.

5. **Section 6 Term/Termination**, shall be modified as follows: "The Agreement shall terminate in two (2) years, on August 8, 2014." *All other provisions of Section 6 remain intact.*

6. **Section 7, Press/Marketing**, shall be deleted and replaced with the following:

**Press/Marketing.** Any public announcements through press releases, media advisories or other similar means regarding this Agreement or the work of the Parties hereunder shall require the prior written approval of the Parties hereto prior to such announcements in accordance with the CPDP's PR guidelines. (Attachment B)

7. **Section 13, No Assignment**, shall be deleted and replaced with the following:

**Assignment of Rights and Delegation of Duties.** This Agreement may not be transferred or assigned to any other party without the express written permission of the other Party hereto. Notwithstanding the foregoing, CCI reserves the right to assign any of its rights or delegate any of its obligations under this Agreement to the C40 Climate Leadership Group upon written notice to TIDA.

8. **Section 16, CEQA Review**, shall be deleted and replaced with the following:



For purposes of this MOU and in accordance with California Public Resources Code Sections 21000 et seq., TIDA relies on the Treasure Island/Yerba Buena Island Redevelopment Project Final Environmental Impact Report (State Clearinghouse No. 2008012105) certified by TIDA and the San Francisco Planning Commission on April 21, 2011.

Except as specifically amended or supplemented by this First Amendment, all terms and conditions of the Agreement are hereby ratified and confirmed and shall remain in full force and effect.

[signatures appear below]

**TREASURE ISLAND DEVELOPMENT  
AUTHORITY**

**WILLIAM J. CLINTON FOUNDATION**

By: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: Michael Tymoff  
Title: Treasure Island Project Director

Chris Johnson  
Finance Director, Clinton Climate Initiative

Date:

Date:

Approved as to form:  
DENNIS J. HERRERA,  
City Attorney

By: \_\_\_\_\_

Printed Name: Alicia Cabrera  
Title: Deputy City Attorney

Date:

1 [Memorandum of Understanding between the Treasure Island Development Authority  
2 and the Clinton Climate Initiative]  
3 Resolution Retroactively Approving an Amendment and Ratify all Prior Acts in the  
4 Memorandum of Understanding between the Treasure Island Development Authority  
5 and the Clinton Climate Initiative for Participation in the Climate Positive Development  
6 Program.

7 WHEREAS, Former Naval Station Treasure Island is a military base located on  
8 Treasure Island and Yerba Buena Island (together, the "Base" or "Treasure Island"), which is  
9 currently owned by the United States of America; and,

10 WHEREAS, The Base was selected for closure and disposition by the Base  
11 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its  
12 subsequent amendments; and,

13 WHEREAS, The United States Department of Defense designated the City and County  
14 of San Francisco ("City") as the Local Redevelopment Authority ("LRA") responsible for the  
15 conversion of the Base under the federal disposition process; and,

16 WHEREAS, In 1997, the Base closed and the Treasure Island Development Authority  
17 ("TIDA") was created to replace the City as the LRA and to serve as a single entity  
18 responsible for the reuse and development of the Base; and,

19 WHEREAS, The Board of Supervisors approved the designation of TIDA as a  
20 redevelopment agency with powers over Treasure Island in Resolution No. 43-98, dated  
21 February 6, 1998; and,

22 WHEREAS, The Board of Supervisors rescinded designation of the Authority as the  
23 redevelopment agency for Treasure Island under California Community Redevelopment Law  
24 in Resolution No. 11-12; and that such rescission does not affect Authority's status as the  
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1 Local Reuse Authority for Treasure Island or the tidelands trust trustee for the portions of  
2 Treasure Island subject to the tidelands trust, or any of the other powers or authority; and,

3 WHEREAS, In 2009 the Authority entered into a Memorandum of Understanding with  
4 the Clinton Climate Initiative ("CCI") to document participation in the Climate Positive  
5 Development Program ("CPDP"), referred to as the "CPDP MOU"; and,

6 WHEREAS, The CPDP MOU expired on June 8, 2011; and,

7 WHEREAS, The Authority would like to continue its participation in the CPDP; and,

8 WHEREAS, The First Amendment to the CPDP MOU would extend the term as well as  
9 streamline the respective responsibilities of both the Authority and CCI; now, therefore, be it

10 RESOLVED, That the Authority Board hereby retroactively approves the First  
11 Amendment to the Memorandum of Understanding and ratifies the Memorandum of  
12 Understanding signed on June 8, 2009, between the Treasure Island Development Authority  
13 and the Clinton Climate Initiative in substantially the form attached hereto as Exhibit A; and,  
14 be it

15 FURTHER RESOLVED, That the Authority Board hereby authorizes the Treasure  
16 Island Project Director to enter into any additions, amendments or other modifications to the  
17 Memorandum of Agreement that the Treasure Island Project Director determines in  
18 consultation with the City Attorney are in the best interests of the Authority, that do not  
19 materially increase the obligations or liabilities of the Authority, that do not materially reduce  
20 the rights of the Authority, and are necessary or advisable to complete the preparation and  
21 approval of the Memorandum of Agreement, such determination to be conclusively evidenced  
22 by the execution and delivery by the Treasure Island Project Director of the documents and  
23 any amendments thereto.

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Larry Mazzola, Jr.  
Secretary





**AGENDA ITEM 9**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Resolution Establishing an Area Standard Wage for Grounds Maintenance and Landscaping in Accordance with the Jobs Equal Opportunity Program attached to the Previously Approved Disposition and Development Agreement and Amended and Restated Base Closure Homeless Assistance Agreement. (*Action Item*)

**Contact:** Michael Tymoff, Project Director

**BACKGROUND**

The Disposition and Development Agreement By and Between Treasure Island Community Development, LLC and Treasure Island Development Authority ("DDA") is a primary legal document which governs future development on Treasure Island and Yerba Buena Island. The DDA was approved by the Treasure Island Development Authority Board of Directors ("Authority Board") on April 21, 2011 and by the San Francisco Board of Supervisors on June 7, 2011. The DDA became effective on July 14, 2011.

At that same time, the TIDA Board and San Francisco Board of Supervisors also approved the Amended and Restated Base Closure Homeless Assistance Agreement ("TIHDI Agreement"), by and between the Authority and TIHDI.

The Jobs and Equal Opportunity Program ("JEOP") is Exhibit P to the DDA and Exhibit F to the TIHDI Agreement. Section 6.1(a)(vi) of the JEOP says: "...For Authority service contracts issued under Section 6.3(a), the service provider will be required to pay area standard wages as determined by the Authority or the prevailing rate of wages, if any, established by the Board of Supervisors for that category of work." Service contracts issued under Section 6.3(a) of the JEOP are those for grounds maintenance and landscaping services.

**DISCUSSION**

The language in the JEOP requires the Authority to either impose a prevailing rate of wages established by the Board of Supervisors, if any, or to establish an area standard wage. The Board of Supervisors fixes prevailing wage rates for work performed under City contracts for: janitorial services at facilities owned or leased by the City; operation of public off-street parking lots, garages or storage facilities for automobiles on property owned or leased by the City; theatrical or technical services related to the presentation of a show; hauling of solid waste generated by the City in the course of City operations; and, moving services to be performed at any facility owned or leased by the City. The Board of Supervisors also establishes prevailing wage rates for



public work<sup>1</sup> or improvement projects. But, the City's definition of public work does not include maintenance work. For the purposes of landscape services and landscape maintenance, this work has an established wage rate when performed in conjunction with new landscape installation, but there is no established wage rate for routine and recurring maintenance.

Since the Board of Supervisors did not set a prevailing wage for this type of work, the Authority must establish an area standard wage in order to maintain compliance with the JEOP. In order to maintain policy consistency across City functions and departments the Authority must look to the established procedures of the Board of Supervisors for determining such a rate.

The Board of Supervisors annually adopts the General Prevailing Wage Determinations published by the Director of Industrial Relations, State of California ("DIR") as the prevailing rates that must be paid on the City's public works contracts. Because the CA Labor Code defines public works to include maintenance work, the DIR publishes a rate for Landscape Maintenance work ("Wage Determination for Landscape Maintenance" or "State Wage Determination").

The Wage Determination for Landscape Maintenance in San Francisco County has been set at \$9.00 basic hourly rate, and a \$9.34 total hourly rate.<sup>2</sup> The craft was deemed not apprenticeable, and the issue date of the State Wage Determination was February 22, 2008. The State Wage Determination has not been updated since 2008.

In keeping with the precedent established by the Board of Supervisors, the Authority Board should adopt the Wage Determination for Landscape Maintenance, as it stands currently and as amended in the future, as the area standard wage for grounds maintenance and landscaping for purposes of Authority service contracts. However, because the hourly rates in the State Wage Determination are currently below the City and County of San Francisco's minimum wage rate of \$10.24 per hour, this wage rate is not lawful.

Contractors who perform professional service contracts for the City and County of San Francisco are required to comply with the City and County of San Francisco's Minimum Compensation Ordinance ("MCO") and Health Care Accountability Ordinance ("HCAO"). Currently, the MCO wage rate is \$12.06/hour for for-profit contractors and \$11.03/hour for non-profit contractors.<sup>3</sup> The MCO also requires that employers provide 12 paid days off per year and 10 unpaid days off per year. The HCAO requires that employers offer a health plan to employees that meets the minimum standards set by the Department of Public Health or pay an hourly fee to cover the City's cost of providing care to the uninsured.

It should be the express policy of the Authority Board that under no circumstances will area the area standard wage be less than the wage and benefits required under the MCO and HCAO, as

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<sup>1</sup> A public work or public work or improvement, as used in this Chapter, is any erection, construction, renovation, alteration, improvement, demolition, excavation, installation, or repair of any public building, structure, infrastructure, bridge, road, street, park, dam, tunnel, utility or similar public facility performed by or for the City and County of San Francisco, the cost of which is to be paid wholly or partially out of moneys deposited in the Treasury of the City and County.

<sup>2</sup> Source: <http://www.dir.ca.gov/dlsr/PWD/Determinations/Northern/NC-LML.pdf>

<sup>3</sup> Source: <http://sfgsa.org/index.aspx?page=403>

described in the San Francisco Administrative Code Chapters 12P and 12Q respectively. This will ensure that the Authority Board is not setting an area standards wage that is less than the amount of wages and benefits required by the MCO and HCAO, and allows the area standard wage to increase beyond the amounts set in the MCO / HCAO, should the State Wage Determination be updated in the future.

The resolution before the TIDA Board would establish an area standard wage for the purposes of grounds maintenance and landscaping service contracts.

### **RECOMMENDATION**

Staff recommends approval of a Resolution Establishing an Area Standard Wage for Grounds Maintenance and Landscaping in Accordance with the Jobs Equal Opportunity Program attached to the Previously Approved Disposition and Development Agreement and Amended and Restated Base Closure Homeless Assistance Agreement.

Prepared By: Kelly Pretzer, Project Manager  
For: Michael Tymoff, Project Director

1 [Establishing an Area Standard Wage.]

2       **Resolution Establishing an Area Standard Wage for Grounds Maintenance and**  
3 **Landscaping in Accordance with the Jobs Equal Opportunity Program attached to the**  
4 **Previously Approved Disposition and Development Agreement and Amended and**  
5 **Restated Base Closure Homeless Assistance Agreement.**

6       WHEREAS, On June 7, 2011, the San Francisco Board of Supervisors approved a  
7 Disposition and Development Agreement ("DDA") by and between Treasure Island  
8 Community Development, LLC ("TICD") and TIDA; and,

9       WHEREAS, The DDA became effective on July 14, 2011; and,

10       WHEREAS, The Jobs and Equal Opportunity Program ("JEOP") is an exhibit to the  
11 DDA; and,

12       WHEREAS, On June 7, 2011, the San Francisco Board of Supervisors approved an  
13 Amended and Restated Base Closure Homeless Assistance Agreement ("TIHDI Agreement");  
14 and,

15       WHEREAS, The JEOP is also an exhibit to the TIHDI Agreement; and,

16       WHEREAS, Section 6.1(a)(vi) of the JEOP requires that for any TIDA service contracts  
17 issued under Section 6.3(a) "Grounds Maintenance and Landscaping" the service provider will  
18 be required to pay area standard wages as determined by TIDA or the prevailing rate of  
19 wages as established by the Board of Supervisors, if any; and,

20       WHEREAS, The Board of Supervisors under Administrative Code Section 6.22 has not  
21 established a prevailing rate of wage for grounds maintenance and landscaping services; and,

22       WHEREAS, The Authority Board of Directors has not previously established an area  
23 standard wage for grounds maintenance and landscaping; and,  
24  
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1 WHEREAS, The Authority Board of Directors wishes to establish an area standard  
2 wage for all future service contracts for ground maintenance and landscaping services, in  
3 accordance with the requirements of the JEOP; now, therefore, be it

4 RESOLVED, That the Board hereby establishes that the greater of either the General  
5 Prevailing Wage Determination made by the Director of Industrial Relations, State of  
6 California for "Landscape Maintenance Laborer" in the County of San Francisco or the hourly  
7 wage required by the City and County of San Francisco's Minimum Compensation Ordinance,  
8 described in San Francisco Administrative Code Chapter 12P, or its successor, and the City  
9 and County of San Francisco's Health Care Accountability Ordinance, described in San  
10 Francisco Administrative Code Chapter 12Q, or its successor, shall be considered the area  
11 standard wage for purposes of grounds maintenance and landscaping services contracts  
12 entered into under Section 6.3(a) of the JEOP.  
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#### 15 CERTIFICATE OF SECRETARY

16 I hereby certify that I am the duly elected and acting Secretary of the Treasure Island  
17 Development Authority, a California nonprofit public benefit corporation, and that the  
18 above Resolution was duly adopted and approved by the Board of Directors of the  
19 Authority at a properly noticed meeting on August 8, 2012.  
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23 Larry Mazzola, Jr., Secretary  
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**AGENDA ITEM 10**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of August 8, 2012**

**Subject:** Informational Presentation on Proposed Revisions to Clipper Cove Anchorage Permit Policies and Procedures, Clipper Cove Rules and Regulations and San Francisco Police Code Section 1.1 (*Discussion Item*)

**Contact** Mirian Saez, Director of Island Operations  
**Phone** (415) 274-0660

**BACKGROUND**

Treasure Island's Clipper Cove, located between the southern shore of Treasure Island and the northern shore of Yerba Buena Island, houses the Treasure Island Marina and Treasure Island Sailing Center. Clipper Cove is also a popular still water anchorage location for Bay Area boaters due to its sheltered location,

On August 11, 2009, the San Francisco Board of Supervisors approved Ordinance 193-09 adding Section 1.1 to the San Francisco Police Code (heretofore referred to as "SFPC Section 1.1") designating Clipper Cove as a Special Use Area for the purpose of TIDA issuance of Anchorage Permits and San Francisco Police Department ("SFPD") enforcement of vessels anchored in Clipper Cove without appropriate Anchorage Permit.

On December 9, 2009, the Treasure Island Development Authority Board of Directors (the "Authority Board") approved the Clipper Cove Anchorage Permit Policies and Procedures (the "Anchorage Policy") establishing a process for application, issuance, and revocation of Short-Term and Long-Term Anchorage Permits, and the Clipper Cove Rules and Regulations ("Cove Rules and Regulations"), which address vessel owner, operator and passenger conduct in the Cove and basic levels of vessel sanitation systems and seaworthiness expected of vessels.

The Anchorage Policy and Cove Rules and Regulations and associated enforcement went into effect in January 2010. Since then, Project Office staff has issued 135 short-term Anchorage Permits, 30 long-term Anchorage Permits, 14 Notices of Violations and has removed and disposed of three vessels. Feedback to-date from the recreational boating community is overwhelmingly positive. The Anchorage Policy and Cove Rules and Regulations served as an effective tool in initially ridding Clipper Cove of the collection of derelict and abandoned vessels and subsequently as an ongoing deterrent against irresponsible vessel owners and operators.

An influx of recreational boaters and attention to San Francisco Bay is expected over the coming two years due to the World Series of Sailing events in 2012 and the 34<sup>th</sup> America's Cup ("AC34") in 2013. With the current Anchorage Policy and Rules and Regulations now in place for over two years, staff has identified proposed revisions to the Anchorage Policy and the Cove Rules and Regulations which will serve to clarify and strengthen the documents. In addition to these revisions, amendments to the language of SFPC Section 1.1 will be necessary to achieve a more appropriate level of enforcement

within Clipper Cove, assuring it remains a safe and convenient destination for the recreational boating community.

#### **CLIPPER COVE ANCHORAGE POLICY AND PROCEDURES REVISIONS**

The Anchorage Policy spells out the process for, and limitations on, Anchorage Permit application, issuance, and revocation, and the process for requesting an extension of an Anchorage Permit due to mitigating circumstances. A redline version of the proposed revisions to the Anchorage Policy is attached as **Exhibit A**. The proposed Anchorage Policy revisions seek to achieve the following.

- Clarify that “ins-and-outs” by vessels still apply toward the overall length-of-stay triggers of Permit requirements.
- Clarify the length of waiting periods between individual Permit applications, short-term or long-term.
- Clarify the process for requesting extension of Short Term Anchorage Permits, consistent with existing process for requesting extension of Long Term Anchorage Permits.

These proposed revisions are expected to strengthen areas of the existing Anchorage Policy identified by Project Office staff as subject to abuse by a small number of vessels and vessel owners anchoring in Clipper Cove on a continuous basis without adhering to the requirements of the current Anchorage Policy and Anchorage Permit system. There will be no change to the application process itself or to the no-cost nature of the Anchorage Permits.

#### **CLIPPER COVE RULES AND REGULATIONS REVISIONS**

The Cove Rules and Regulations govern on-the-water activities in Clipper Cove, establishing guidelines that vessels, vessel owners, vessel operators and vessel passengers must comply with in order to moor or anchor in Clipper Cove regardless of the length of stay. The Cove Rules and Regulations protect public health and safety, preserve recreational use of the Cove, and require universally acceptable levels of vessel seaworthiness and on-board safety and sanitary conditions. A redline version of the proposed revisions to the Cove Rules and Regulations is attached as **Exhibit B**. The proposed Cove Rules and Regulations revisions will seek to achieve the following:

- Define a specific “Anchorage Area” within the overall Clipper Cove “Special Use Area” which excludes navigational channels, areas in proximity to Pier 1, Treasure Island Sailing Center, Treasure Isle Marina, and native Eel Grass beds along the Yerba Buena Island shoreline.
- Prohibit vessels from being left unattended beyond a reasonable time period.
- Prohibit commercial operations, salvage operations and possession of salvaged materials within Clipper Cove without prior TIDA permission.

### SAN FRANCISCO POLICE CODE REVISIONS

As currently written, the SFPD may only cite vessel owners or operators under SFPC Section 1.1 for lack of appropriate Anchorage Permit in Clipper Cove. While this current enforcement ability has rid Clipper Cove of the dozens of abandoned and derelict vessels which had necessitated the initial creation of an Anchorage Policy and Rules and Regulations, additional issues have emerged over the past two years which Project Office staff and the SFPD agree require stated prohibitions and increased enforcement. SFPC Section 1.1 as currently written does not allow for direct enforcement of violations of the Clipper Cove Rules and Regulations, nor does it allow for issuance of citation to a vessel itself. Currently, only a vessel owner or operator without proper Anchorage Permit whom is found on-board the vessel at time of SFPD engagement may be charged.

Project Office staff is currently working with the Office of the City Attorney and the SFPD on a proposed amendment to SFPC Section 1.1 which will seek to achieve the following.

- Allow for charging a violation of SFPC Section 1.1 as either infraction or misdemeanor.
- Allow for issuance of an Administrative Citation for violation of SFPC Section 1.1.
- Allow for issuance of an Administrative Citation to vessel owners, operators or passengers found in violation of the Clipper Cove Rules and Regulations.
- Establish possession of salvaged materials without prior Authority permission as a punishable offense.
- Allow for citation of a vessel found in violation of the Clipper Cove Rules and Regulations.

The proposed changes will allow for clarity of enforcement and penalties associated with prohibited activities within Clipper Cove while not imposing newly unreasonable requirements on responsible recreational boaters or their vessels.

### NEXT STEPS

Upon receipt of Authority Board feedback, Project Office staff, the Office of the City Attorney and the SFPD shall finalize the proposed amendment to SFPC Section 1.1, the revised Rules and Regulations and the revised Anchorage Policy and Procedures. Staff expects an item approving revised Rules and Regulations and Anchorage Policy and Procedure documents, and endorsing San Francisco Board of Supervisors consideration of an amended SFPC 1.1, will be presented to the Authority Board at its September meeting.

Prepared by Peter Summerville  
for Mirian Saez, Director Island Operations

Exhibits:   A.   Draft revised Clipper Cove Anchorage Policy and Procedures  
              B.   Draft revised Clipper Cove Rules and Regulations





TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS  
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## Draft Revised

### Clipper Cove Anchorage Permit Policies and Procedures

Additions in *Italic Underline*

Deletions in ~~Strikethrough~~

#### 1.) Objective:

In order to regulate mooring and anchorage of vessels, address the threat to public safety posed by unattended vessels anchored in Clipper Cove for extended periods of time and to preserve the Clipper Cove ecosystem from potential harmful release of waste and toxics, the San Francisco Police Code was amended to add a new Section 1.1 that designates Clipper Cove as a Special-Use Area, as defined in the California Harbors and Navigation Code. Police Code Section 1.1 also makes it unlawful for any person to moor or anchor any vessel in Clipper Cove for more than 24 hours without a valid Anchorage Permit, or to moor or anchor in Clipper Cove for more than 24 hours after expiration or revocation of such Anchorage Permit. A violation of Police Code Section 1.1 is a misdemeanor. Any vessel remaining moored or anchored in Clipper Cove in violation of Police Code Section 1.1 for more than 72 hours after a Notice of Violation is posted on the vessel will be removed by the Treasure Island Development Authority ("TIDA"), or its designee, and the registered owner of the vessel will be responsible for the cost of such removal and storage. A copy of Police Code Section 1.1 is attached as ATTACHMENT A.

Police Code Section 1.1 contemplates that TIDA will adopt permit procedures for the issuance of temporary Anchorage Permits and rules and regulations governing anchorages in Clipper Cove. In consideration of the recreational boating community, TIDA intends to regulate the anchorage of vessels in an unobtrusive manner that does not place an undue burden on recreational boaters, while assuring the satisfaction of the stated objectives.

TIDA has adopted these Revised Clipper Cove Anchorage Permit Policies and Procedures (the "Permit Procedures") to govern the process for the issuance of Short Term Anchorage Permits and Long Term Anchorage Permits (collectively, "Anchorage Permits") to anchor in Clipper Cove. The Director of Island Operations may amend the Permit Procedures or Rules and Regulations in order to facilitate the overall objectives of the Permit Procedures and Clipper Cove Rules and Regulations as deemed necessary to comply with the intent of the Ordinance.

## **2.) Clipper Cove Rules and Regulations:**

All vessels, vessel owners, vessel operators and vessel occupants are subject to all Clipper Cove Rules and Regulations (**ATTACHMENT B**) ("Rules and Regulations") at all times during their stay in Clipper Cove.

Failure to comply with all Rules and Regulations shall be grounds for TIDA's refusal to issue an Anchorage Permit or revocation of an existing Anchorage Permit.

## **3.) Procedure for Issuance of Clipper Cove Anchorage Permits:**

### **A.) For Vessels anchoring in Clipper Cove for a period not to exceed 24 hours:**

No Anchorage Permit is required.

### **B.) For Vessels anchoring in Clipper Cove for a period of greater than 24 hours and up to 96 hours:**

All vessel owners or vessel operators wishing to anchor a vessel in Clipper Cove for a continuous period of between 24 hours and 96 hours, even if the anchorage or presence of the vessel in Clipper Cove is non-continuous, must notify TIDA of the presence of the vessel in Clipper Cove and provide the vessel name, vessel CF number, contact information, the date and time of initial entry to Clipper Cove and anticipated date and time of exit from Clipper Cove. The required notification may be provided in one of the following ways:

- 1.) – Voicemail message left at 415-274-0382
- 2.) – Register on the TIDA website at [www.sftreasureisland.org](http://www.sftreasureisland.org) on the "Contact" page

This notification may be provided to TIDA in advance of anchorage in Clipper Cove. At the latest, this information must be provided immediately upon entry of the vessel into the Cove. No further action is required for stays in Clipper Cove of 96 hours or less. A Short Term Anchorage Permit will be deemed to be issued for all vessels complying with this notification requirement, unless TIDA informs the vessel owner or vessel operator that a Short Term Anchorage Permit will not be issued due to non-compliance with the notification requirement or a violation of the Rules and Regulations.

Vessels shall be issued no more than two non-consecutive Short-Term Anchorage Permits in any 21 day period. Upon issuance of a Short-Term Anchorage Permit, a vessel, vessel owner or vessel operator shall not be eligible for issuance of a Long Term Anchorage Permit until at least 21 days have elapsed since the expiration date of the most recent Short Term Anchorage Permit issued to such vessel, vessel owner or vessel operator

### **C.) For Vessels anchoring in Clipper Cove for more than 96 hours:**

If a Vessel is going to anchor in Clipper Cove for a continuous period of more than 96 hours and less than 21 days, even if the anchorage or presence of the vessel in Clipper Cove is non-continuous, the vessel owner or vessel operator must complete a **Clipper Cove Anchorage Application** ("Anchorage Application") available at the TIDA office, One Avenue of Palms, Second Floor, Treasure Island. Upon receipt of this completed Anchorage Application, TIDA will review the information and issue the vessel a **Clipper Cove Anchorage Permit** ("Long Term Anchorage Permit") so long as the Anchorage Application is properly completed and the vessel is in compliance with the Rules and Regulations.

The Long Term Anchorage Permit will be issued at **NO CHARGE** to the vessel owner. Once issued a Long Term Anchorage Permit, a vessel will be allowed to anchor in Clipper Cove for up to 21 calendar days from the date of the Anchorage Application, subject to compliance with all Rules and Regulations. Vessels may be issued up to four non-consecutive Long Term Anchorage Permits in any calendar year. Upon issuance of a Long Term Anchorage Permit, a vessel, vessel owner or vessel operator shall not be eligible for issuance of another Long Term Anchorage Permit or Short Term Anchorage Permit until at least 21 days have elapsed since the expiration date of the most recent Long Term Anchorage Permit issued to such vessel, vessel owner or vessel operator.

The Long Term Anchorage Permit must be kept on-board the vessel at all times during the anchorage period. The vessel is required to vacate Clipper Cove on or before the expiration date stated on the Long Term Anchorage Permit. Permittees shall not be allowed to anchor after expiration of the Anchorage Permit, and doing so may result in a citation by the SFPD Marine Unit or further action including, but not limited to, towing and removal of the vessel by TIDA.

#### **D.) Extension of Short Term Anchorage Permit Term:**

Short Term Anchorage Permit extensions may be granted for up to an additional 24 hours at the discretion of the Director of Island Operations due to either:

- (1.) An immediate, verifiable threat to life safety or property posed by movement of the vessel.
- (2.) Weather conditions rendering travel unsafe or other safety issues.

Requests for extension shall be made in writing and submitted via e-mail or in person at the TIDA office before the expiration date of the Short Term Anchorage Permit. If an extension is not granted, the vessel must vacate Clipper Cove within 96 hours of entry of the vessel into Clipper Cove.

#### **E.) Extension of Long Term Anchorage Permit Term:**



Long Term Anchorage Permit extensions may be granted for up to an additional 7 days at the discretion of the Director of Island Operations due to either:

- (1.) An immediate, verifiable threat to life safety or property posed by movement of the vessel.
- (2.) Weather conditions rendering travel unsafe or other safety issues.

Requests for extension shall be made in writing and submitted via e-mail or in person at the TIDA office before the expiration date of the Long Term Anchorage Permit. If an extension is not granted, the vessel must vacate Clipper Cove on or before the original expiration date stated on the Long Term Anchorage Permit.

**F.) Anchorage Permit and Anchorage Permit Issuance Limitations:**

(1.) TIDA reserves the right to refuse issuance of an Anchorage Permit to any vessel in violation of the Rules and Regulations and any vessel in receipt of a Notice of Violation.

(2.) TIDA reserves the right to revoke an Anchorage Permit for any of the following grounds:

- A violation of the Rules and Regulations
- The vessel poses a danger to life safety or property
- The San Francisco Police Department or other applicable law enforcement agency has cited the vessel owner, vessel operator or vessel occupants for violation of any statute
- The provision of false information on the Clipper Cove Anchorage Application
- The presence of the vessel is impeding critical operations based in Clipper Cove including but not limited to Navy remediation activities, Special Events taking place in Clipper Cove, Bay Bridge construction activities, and emergency response and recovery activities.

(3.) TIDA reserves the right to suspend issuance of Anchorage Permits for any length of time it deems necessary to further on-Island operations including but not limited to Navy remediation activities, Special Events taking place in Clipper Cove, Bay Bridge construction activities, and emergency response and recovery activities.

(4.) No person will be issued an Anchorage Permit for more than one vessel at any given time.

(5.) Vessels may be issued no more than two ~~96 Hour~~ Anchorage Permits Short Term or Long Term or any combination of, in any 21 day period. A vessel, vessel owner or vessel operator issued a Short Term Anchorage Permit shall not be eligible for issuance of a Long Term Anchorage

Permit until at least 21 days have elapsed since the expiration date of the most recent Short-Term Anchorage Permit issued to such vessel, vessel owner or vessel operator.

(6.) Vessels may be issued no more than four non-consecutive Long Term Anchorage Permits in any calendar year. "Non-consecutive" meaning a vessel, vessel owner or vessel operator may be issued a Long Term Anchorage Permit only after 21 days have elapsed since the expiration date of the most recent Anchorage permit issued to such vessel, vessel owner or vessel operator. ~~shall not be eligible for issuance of Long Term Anchorage Permit until at least 21 days have elapsed since the expiration date of the most recent Long Term Anchorage Permit issued to such vessel, vessel owner or vessel operator.~~

#### **4.) Notices of Violation:**

Vessels will be in violation of Police Code Section 1.1 and will be affixed with a distinctive, visible Notice of Violation if they are moored or anchored in Clipper Cove for more than 24 hours without a valid Anchorage Permit, or moored or anchored in Clipper Cove for more than 24 hours after expiration or revocation of an Anchorage Permit

Vessels affixed with a Notice of Violation shall have 72 hours to vacate Clipper Cove. A vessel that has not vacated Clipper Cove within 72 hours of the Notice of Violation will be removed by TIDA or its designee, and the registered owner of the vessel will be responsible for the cost of such removal and storage. In addition, the SFPD Marine Unit may issue a citation.

#### **5. Notice of Removal:**

Within 48 hours after TIDA or its designee removes a vessel that is in violation Police Code Section 1.1, excluding weekends and holidays, TIDA shall mail a **Notice of Removal** to the registered vessel owner.

TIDA shall send this Notice of Removal of the vessel, via certified or first class mail, and shall also send the Notice or Removal to any other person that TIDA knows has an interest in the vessel. This Notice of Removal shall include the following information:

- A.) TIDA's name, address and telephone number, and the name, address and telephone number of any applicable designee of TIDA
- B.) A description of the vessel
- C.) The location from which the vessel was removed
- D.) The location of the intended or actual place of storage
- E.) The authority and purpose for removal of the vessel

F.) A statement that the vessel may be claimed and recovered within 15 days of the date the Notice of Removal is issued upon payment of any costs incurred by TIDA, or its designee, related to salvage and storage of the vessel.

G.) A statement that the registered or legal owners or any other person known to have an interest in the vessel shall have the opportunity for a **Post-Removal Hearing** ("Hearing") before TIDA, or its designee, to determine the validity of the removal and storage if a request for a Hearing is made to TIDA in person, by telephone, by email, or by regular mail within 10 days from the date of Notice of Removal; and that if the registered or legal owner or any other person known to have an interest in the vessel disagrees with the decision of TIDA, or its designee after the Hearing, he or she may seek review of the decision of TIDA pursuant to Section 11523 of the Government Code (ATTACHMENT C).

The registered or legal owner of any vessel removed or stored under this process shall be responsible for reimbursing TIDA for the cost of such removal or storage. TIDA shall schedule any requested Hearing to determine the validity of the removal and storage within 48 hours of the time it receives such request, excluding weekends and holidays. TIDA may authorize its own officers or employees to conduct the Hearing, but the Hearing Officer shall not be the same person who directed removal and storage of the vessel. The failure of either the registered or legal owner or any other person known to have an interest in the property to request or attend a scheduled Hearing shall not affect the validity of the Hearing.

#### **6.) Disposal of Unclaimed Vessels:**

Once the Notice of Removal has been appropriately transmitted and either the time period to request a Post-Removal Hearing has expired without TIDA receiving a request for Hearing, or if a request for Hearing was received, the Hearing was held and a determination was made in TIDA's favor, TIDA shall contract with a marine lien sales company, and this company shall facilitate the lien sale of the unclaimed vessel from its current storage location.

Following the lien sale of the vessel, the marine lien sale agent shall provide a final 10 day notice to the registered or legal owner of the vessel, and any additional known interested parties, of the execution of a lien sale. After this 10 day period, if the vessel was not bought at lien sale or claimed, TIDA shall dispose of the vessel via contract with a marine salvage and disposal company.

ATTACHMENT A:	San Francisco Police Code Section 1.1
ATTACHMENT B:	Clipper Cove Rules and Regulations
ATTACHMENT C:	Government Code Section 11523



## Draft Revised

# Clipper Cove Rules and Regulations

### Additions in Underline

These Clipper Cove Rules and Regulations govern the use, mooring, anchoring and occupancy of vessels in Clipper Cove at former Naval Station Treasure Island. Pursuant to San Francisco Police Code Section 1.1, Clipper Cove is a Special-Use Area requiring a valid Anchorage Permit issued by the Treasure Island Development Authority (TIDA) for stays in excess of 24 hours. Police Code Section 1.1 was adopted in order to address the threat to public safety posed by unattended vessels anchored in Clipper Cove for extended periods of time and to preserve the Clipper Cove ecosystem from potential harmful release of waste and toxics.

TIDA has adopted the Clipper Cove Anchorage Permit Policies and Procedures (the "Permit Procedures") to govern the process for the issuance of Short-Term Anchorage Permits and Long Term Anchorage Permits (collectively, "Anchorage Permits") to anchor in Clipper Cove. These Rules and Regulations shall be incorporated by reference into every Anchorage Permit issued by TIDA. These Rules and Regulations must be observed at all times. Failure to comply with the Rules and Regulations is grounds for TIDA to deny issuance of an Anchorage Permit under the Permit Procedures or to revoke an issued Anchorage Permit.

TIDA reserves the right for the Director of Island Operations to amend these Rules and Regulations to facilitate the overall objectives of the Permit Procedures and these Clipper Cove Rules and Regulations as deemed necessary to comply with the intent of the Ordinance.

### Rules and Regulations

- 1.) All vessels must have current registration and furnish proof of such upon request.
- 2.) All vessels must remain anchored or moored in the designated Anchorage Area at all times while in Clipper Cove. Anchorage outside the designated Anchorage Area without prior written permission from TIDA is prohibited.
- 3.) All vessels must be in a seaworthy condition at all times during anchorage in Clipper Cove.
- 4.) All vessels must possess a functioning, fully contained on-board waste collection and sanitary system. On-board waste collection and sanitary systems must be permanently installed and of a standard on-vessel nature and design.

5.) No person may live aboard any vessel anchored in Clipper Cove. This prohibition against living aboard vessels shall not prevent the use of vessels in Clipper Cove for eating and sleeping purposes during any period that the vessel is moored or anchored in Clipper Cove in compliance with the Permit Procedures, these Rules and Regulations and Police Code Section 1.1.

6.) All vessels must have a propulsion engine capable of carrying the vessel out of Clipper Cove.

7.) Proof of vessel ownership must be provided upon request.

8.) All vessels must permit sanitary, safety and seaworthiness inspections when requested by TIDA or the SFPD Marine Unit.

9.) Pumping of vessel sanitary systems into Clipper Cove or placing waste or refuse of any kind in Clipper Cove is prohibited at all times.

10.) Vessel owners shall be responsible for all equipment and appurtenances associated with the vessel.

11.) Clipper Cove is designated a No Wake Zone and no speeds above 5 MPH are allowed.

12.) Vessels shall not anchor in a way so as to pose a navigational hazard to other vessels attempting to enter, exit or navigate in Clipper Cove.

13.) Mooring lines must be sufficient to keep vessels safely and securely anchored at all times while in Clipper Cove.

14.) Vessel owners, vessel operators and vessel occupants shall not create any annoyance, nuisance or hazard to Clipper Cove or to any other persons or vessels located therein.

15.) Vessels are prohibited from being left unattended for a period of more than 12 hours.

16.) Mooring and anchorage of vessels in Clipper Cove is at the sole risk of the vessel operator and vessel owner.

17.) Commercial operations within Clipper Cove, including salvage of materials, are prohibited without prior issuance of an Authority Use Permit authorizing such operations.

18.) Vessel owners, vessel operators and vessel occupants shall comply with the following Rules and Regulations governing public access to Clipper Cove Beach:

- Clipper Cove Beach public access hours are from sunrise to sunset.
- Overnight camping is prohibited.
- Fires are prohibited.
- Littering is prohibited.

19.) No vessel shall enter the restricted water and shoreline area of Clipper Cove under active monitoring and as delineated by the field of white buoys along the northern shoreline of Yerba Buena Island, nor shall any vessel owner or operator disembark from a vessel, or allow any occupants of a vessel to disembark from a vessel, onto the Yerba Buena Island shoreline within this restricted area without prior issuance of California Department of Transportation written authorization.

20.) Vessel owners, vessel operators and vessel occupants shall at all times comply with all applicable municipal, county, state and U.S. Coast Guard laws and regulations.













**DRAFT Minutes of Meeting- Item 6 (a)**  
**Treasure Island Development Authority**  
**August 8, 2012**

Room 400, City Hall  
1 Dr. Carlton B. Goodlett Place

Mirian Saez, Director of Island Operations  
Asja Steeves, Commission Secretary

**1. Call to Order 1:36 PM**

**Present**

Linda Richardson, *President*  
Larry Del Carlo  
Mark Dunlop  
John Elberling (1:39pm)  
Larry Mazzola, Jr., *CFO*  
Jean-Paul Samaha

**Excused**

Supervisor Jane Kim, *Ex-Officio*  
Claudine Cheng, *Vice President*

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**2. General Public Comment**

There was no general public comment.

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**3a. Directors Report**

Mirian Saez, Director of Island Operations, discussed June crime stats. Discussed Island power outages as there have been five outages over the past two months attributed to varying causes. There will be a planned power outage on July 5<sup>th</sup> for purpose of maintenance and repairs. The planned outage is timed to have the least amount of impact on residents, commercial tenants and special events. Discussed TIDA Board approved budget. Ms. Saez reviewed Americas Cup activities. Gave update on bi-monthly Community Meeting which centered on facilities improvements, upcoming events, announcement of funding for summer youth program and a report on community watch program. Discussed 5<sup>th</sup> Annual TI National Night Out which was organized by Good Neighbors. Ms. Saez congratulated Mark Connors and Good Neighbors for organizing a successful event. Quality of Life: Vegetation management, street improvement, Clipper Cove vessel violation/ pending lien sale. Ms. Saez noted that the Annual Island Clean up on June 16<sup>th</sup> resulted in 4,500 lbs. collected by the partnering organizations. Waivers: Homeland Security, Swords to Plowshares, SFPD and OPD. Five new subleases signed since last meeting resulting in \$97k in additional revenue. Fun Notes discussed including Captain Orkes promotion to Commander. Staff held a luncheon in his honor. Ms. Saez thanked SFPD and SFPD for managing the July 4<sup>th</sup> Island Festivities. Thanked Recology for providing giveaways for National Night Out and for providing back packs for Back to School Night on August 9th.

Next meeting Sept 12, 2012.

Director Richardson spoke in support of Commander Orkes and current SFPD officers working on the Island.

**3b. Report by Treasure Island Development Project Director**

Kelly Pretzer, Treasure Island Development Project Manager, spoke on behalf of Michael Tymoff as he was unable to attend today's meeting. Ms. Pretzer gave a brief update on Navy negotiations noting that staff expects to execute the EDC MOA within this calendar year. Staff will host a community meeting on August 14<sup>th</sup> at 6:30pm for residents to discuss the Transition Housing Rules and Regulations and upcoming moves. Ms. Pretzer gave an update on Grant activities. Received a \$500k grant from the Metropolitan Commission in support of the TI Mobility Management Agency (TIMMA), a \$480k grant for early design and technical work on the congestion pricing system and a \$3 million grant for construction of the ferry boat terminal. Ms. Pretzer announced that Michael Tymoff was recently recognized by the Association of Defense Communities as Redevelopment Leader of the year for his work on Treasure Island.

Director Richardson requested to have the recognition available on the website.

**3c. Report by the Treasure Island/Yerba Buena Island Citizen's Advisory Board (CAB)**

There was no report from the Citizen's Advisory Board.

There was no public comment on Item 3.

**4. Communications**

There was no discussion on Communications by Directors.

There was no public comment.

**5. Ongoing Business by Board of Directors**

There was no on-going business discussed by Directors.

There was no public comment.

**6. Consent Agenda**

a. Minutes of the June 13, 2012 Meeting

b. FY 2012/13 Minimum Monthly Rental Rate Schedule

c. Amendment to the Policy for Distribution of Tickets and Passes through

Incorporating Exceptions from the CCSF Policy

d. Fourth Amendment to the Treasure Island Fire Fighting Training Center Master

Lease between the Authority and the United States Navy

e. TIDA to extend the term of the MOU with Office of the City Administrator

through June 30, 2015

There was no public comment.

Director Del Carlo motioned for approval.

Director Dunlop seconded.

This item passed unanimously.

7. **Resolution Establishing an Ad Hoc Nominating Committee.**

Director Richardson nominated Director Dunlop, Director Mazzola, Jr. and Director Del Carlo to serve on the Ad Hoc Nominating Committee. Director Richardson assigned Director Del Carlo to serve as the Chair.  
There was no public comment.

Director Mazzola motioned for approval.

Director Del Carlo seconded.

The nominations for the Ad Hoc Nominating Committee were approved unanimously.

8. **Resolution Retroactively Approving an Amendment and Ratify all Prior Acts in the MOU between the Treasure Island Development Authority and the Clinton Climate Initiative for Participation in the Climate Positive Development Program**

Kelly Pretzer, TI Development Project Manager, noted that this item is a first amendment to the MOU. The Climate Positive Development Program (CPDP) includes 16 large scale development projects throughout the world. The program is intended to catalyze model large scale building projects that demonstrate how new urban real estate developments can reduce net greenhouse emissions below zero. The original MOU was executed in 2009. This amendment will update terminology and references throughout the MOU to more accurately reflect the current status of the project and streamline TIDA's commitments. The MOU would also clarify the Clinton Climate Initiatives (CCI) role which includes branding/marketing as well as data collection and evaluation coordination efforts. The first amendment will also extend the term for two years so the productive working partnership can be continued.

In response to an inquiry from Director Richardson, Ms. Pretzer stated that TIDC has its own MOU with CCI.

There was no public comment.

Director Samaha motioned for approval.

Director Mazzola seconded.

This item was approved unanimously.

9. **Resolution Establishing an Area Standard Wage for Grounds Maintenance and Landscaping in Accordance with the Jobs Equal Opportunity Program (JEOP) attached to the Previously Approved Disposition and Development Agreement and Amended and Restated Base Closure Homeless Assistance Agreement**

Kelly Pretzer, TI Development Project Manager, noted that the Disposition and Development Agreement (DDA) between TIDA and TIDC is the primary legal document governing future development on YBI and TI. The DDA was approved by the Board of Supervisors (BOS) on June 7, 2011 and effective on July 14, 2011. Concurrently the TIDA Board and BOS approved the Amended and Restated Base Closure Homeless Assistance Agreement also referred to as the TIHDI Agreement. The JEOP is an exhibit to both DDA and TIHDI agreement. Reviewed section 6.1(a)(6) and 6.3(a) of JEOP noting that service contracts issued under section 6.3(a) are for grounds maintenance and landscaping services. Language in JEOP requires the Authority to either impose a prevailing rate of wage established by the BOS or to establish an area standard wage. Currently there is no BOS established wage rate for routine and reoccurring landscape maintenance. Since BOS has not established, the Authority must establish an area



standard wage to maintain compliance with the JEOP. From a city wide prospective, the Authority must look to BOS procedures when determining such a rate. The BOS annually adopts the general prevailing wage determinations as published by the State of California Director of Industrial Relations (DIR). Staff recommends that the Authority adopt the state wage determination as it stands currently with the additional language in the resolution assuring that the Authority establishes a wage rate that is not below the City of SF's Minimum Compensation Ordinance (MCO) and Health Care Accountability Ordinance (HCAO) rate and allowing the area standard wage to increase beyond the amounts set in MCO and HCAO should the state wage be updated. TIDA could defer to BOS if they establish the prevailing wage rate. Staff recommends establishing a rate that is flexible and allows for increase.

In response to an inquiry from Director Dunlop, Ms. Pretzer confirmed that the lowest pay rate within the current landscape contract is \$11.20 per/hr.

In response to an inquiry from Director Del Carlo regarding letter submitted by Brightline Defense, Ms. Pretzer noted that the area standard wage provision with JEOP applies to private contractors and market rate proposals not to public employees while the Brightline letter addresses only public employees.

In response to an inquiry from Director Del Carlo, Ms. Saez stated that as determined by legal counsel and by the Office of Labor Standards and Enforcement, routine and reoccurring landscape maintenance is not considered a public work.

There was continued discussion amongst the Directors.

Director Mazzola motioned to have this item continued.

Director Del Carlo seconded.

Public comment:

Josh Arce, Brightline Defense, spoke in favor if motion to continue to next month in order to allow for more time for discussion.

David De La Torre, Laborers 26, spoke in favor of continuing this item, and stated that Labors 261 has a classification that covers landscape and the prevailing wage rate should be based on the collective bargaining unit.

Eddie Ahn, Brightline Defense, spoke in favor of establishing an area wage that allows disadvantaged individuals to have access to high wage opportunities. Spoke in favor of continuing this item to next month's meeting.

Ayes: Del Carlo, Mazzola

Nays: Richardson, Dunlop, Elberling, Samaha

The motion for continuation failed by a 2-4 vote

Director Mazzola requested that the resolution be amended to include language requesting the BOS set a prevailing wage for landscape maintenance.

Director Dunlop motioned to approve the resolution with amended language.

Director Richardson seconded.

Ayes: Richardson, Mazzola, Dunlop, Elberling, Samaha

Nays: Del Carlo

This motion, with amended language, was approved by a 5 -1 vote.

**10. Informational Presentation on Proposed Revisions to Clipper Cove Anchorage Permit Policies and Procedures, Clipper Cove Rules and Regulations and San Francisco Police Code Section 1.1**

Peter Summerville, Project Office Staff, gave a brief presentation on proposed revisions to Clipper Cove Rules and Regulations, Clipper Cove Anchorage Permit Policy and proposed amendments to SF Police Code Section 1.1. Discussed history of Clipper Cove and initial adoption of SFPC 1.1, Cove Rules and Anchorage Permit Policy in 2009. Discussed proposed revisions to Cove Anchorage Permit Policy, including: clarification on terms of stay, process for extension of Short Term Anchorage Permit; and clarification on length of time required between Permit application. Discussed proposed revisions to Cove Rules and Regulations, including: prohibition on unattended vessels beyond a reasonable time period, prohibition on commercial operations without prior TIDA approval, and prohibition on anchorage within the white buoy line off the northern shore of Yerba Buena Island. Discussed proposed revisions to SFPC Section 1.1. Revisions include: ability to charge a violation of SFPC Section 1.1 as either infraction or misdemeanor; allow for issuance of an Administrative Citation to vessel owners, operators or passengers found in violation of the Clipper Cove Rules and Regulations; establish possession of salvaged materials without prior Authority permission as a punishable offense; and allow for citation of a vessel found in violation of the Clipper Cove Rules and Regulations. Staff will be presenting final versions of the Cove Rules and Regulations and Anchorage Policy and Procedures for TIDA Board approval at an upcoming meeting.

Director Dunlop spoke in favor of revisions.

There was no public comment.

**11. Discussion of Future Agenda Items by Directors (Discussion Item)**

There was no discussion of future agenda items

No public comment.

**12. Closed Session**

12 a. There was no public comment.

12 b. Director Dunlop motioned to hold closed session.

Director Mazzola seconded.

The motion was approved unanimously.

**Closed Session Attendees:**

Director Elberling

Director Dunlop

Director Richardson

Director Del Carlo

Director Mazzola

Director Samaha

Mirian Saez

Asja Steeves

Peter Summerville

Kelly Pretzer

Kate Austin

Alicia Cabrera

242  
243 Director Mazzola motioned to not disclose discussions held in closed session.  
244 Director Dunlop seconded.  
245 The motion was approved unanimously.  
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248 **13. Adjourn**  
249 The meeting was adjourned at 3:45 PM.  
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